

Harrison Robinson

Estate Agents



19 High House Mews, Addingham, LS29 0SJ

Price Guide £299,950



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GROUND FLOOR

Entrance Hall

A part glazed timber door opens into a welcoming entrance hall, where doors lead into the dining room/bedroom two, smartly presented kitchen, master bedroom with en suite and cloakroom/utility room. Carpeted flooring, radiator. Two, useful, deep storage cupboards.

Lounge

17'0" x 11'5" (5.2 x 3.5)

A spacious, light and airy lounge with double glazed windows looking out over the attractive communal gardens. Carpeted flooring, radiator, coal effect gas fire in a timber surround with marble hearth.

Kitchen

9'2" x 7'6" (2.8 x 2.3)

A well presented, recently updated kitchen with high gloss units with stainless steel handles, wood effect worksurfaces and stone effect tiling to splashbacks. Appliances include electric oven and grill, four ring gas hob with stainless steel extractor over, dishwasher and under counter fridge. Stainless steel sink and drainer with chrome mixer tap beneath double glazed windows enjoying views over the communal gardens. Wood effect vinyl flooring.

Master Bedroom

18'0" x 13'1" (5.5 x 4.0)

A generously proportioned double bedroom with double glazed patio door leading to a small patio area. Carpeted flooring, radiator, fitted wardrobes. Two, recessed cupboards, one housing the hot water tank. Door into:

En Suite Shower Room

A recently updated, large ensuite shower room with low-level W.C., handbasin with chrome mixer tap set in vanity drawers and cupboard with glass shelf and mirror over and large, walk-in shower with thermostatic shower, waterproof boarding and glazed screen. Carpeted flooring, radiator, extractor.

Bedroom Two / Dining Room

9'10" x 9'2" (3.0 x 2.8)

A good sized room, currently utilised as a dining room, which would work equally well as bedroom two enjoying a lovely view over the communal gardens with double glazed windows, carpeted flooring and radiator.

WC / Utility Room

7'6" x 6'2" (2.3 x 1.9)

A spacious room with low-level W.C., pedestal handbasin with mixer tap and space and plumbing for a washing machine and further appliance, if desired. Wall mounted cupboards, wall tiling, heated towel rail/radiator. Wood effect vinyl flooring, extractor.

OUTSIDE

Communal Grounds

The apartment is set in beautifully maintained communal grounds with manicured lawns and attractive planting. Benches provide seating for residents.

Parking

There is one allocated parking space for the apartment in addition to visitor spaces.

TENURE

The property is leasehold with the remainder of a 999 year lease from 1st August 1990.

The service charge is £2,076 per annum to include buildings insurance, maintenance of the communal grounds, external building maintenance and ground rent.

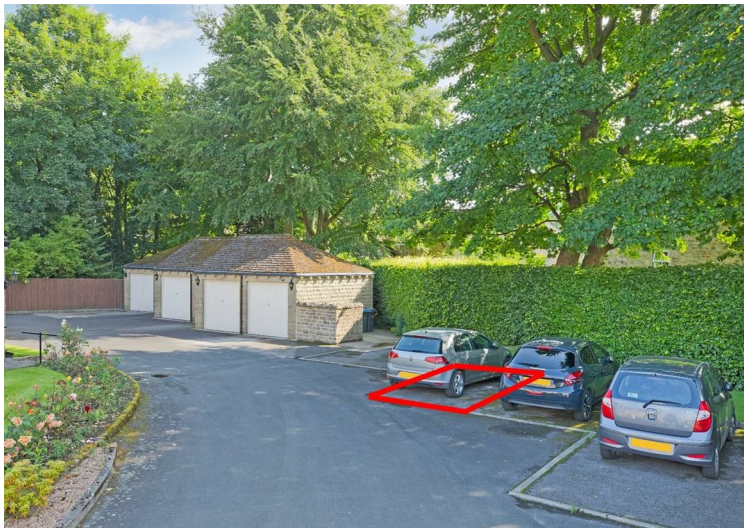
Pets are not allowed.

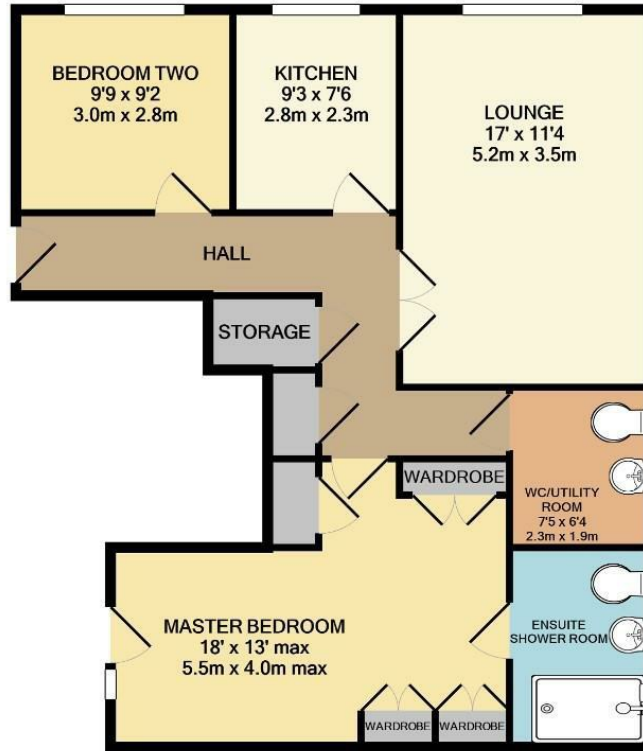
Over 50s only.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Superfast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.





TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating	
Current	Interest
73	77

Environmental Impact (CO ₂) Rating	
Current	Interest

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