

Harrison Robinson

Estate Agents



5 Southfield Terrace, Addingham, LS29 0PA

Price Guide £235,000

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GROUND FLOOR

Entrance Porch

A half glazed, uPVC door opens into a uPVC entrance porch, perfect for kicking off shoes and boots after a walk in the surrounding countryside. A timber door with transom light opens into a good sized lounge.

Lounge

13'1" x 13'1" (4.0 x 4.0)

A good sized lounge with double glazed window, laminate flooring and radiator. Pebble effect, electric fire in a marble surround and hearth creating a focal feature to this room. A door with glazed panels leads into the dining room and a further door opens to the staircase leading to the first floor landing.

Dining Room

9'10" x 8'2" (3.0 x 2.5)

With a double glazed window to the rear, laminate flooring and radiator. There is space for a family dining table here. A door with glazed panels opens into the kitchen, there is a useful understairs storage cupboard.

Kitchen

11'1" x 5'6" (3.4 x 1.7)

Fitted with a range of wood effect base and wall units with stainless steel handles, complementary worksurfaces and tiled splashbacks. Integrated appliances include electric oven, four ring gas hob with extractor over and there is space and plumbing for three undercounter appliances. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the rear enjoying lovely open views over fields, whilst a second window allows further natural light. Laminate flooring, downlighting, a uPVC door leads out to the courtyard garden.

FIRST FLOOR

Landing

A carpeted staircase leads from the lounge to the first floor of the property where doors open into a good sized double bedroom and a four-piece house bathroom. A further staircase leads to bedroom two on the second floor of the property. A

double glazed window to the rear of the property enjoys delightful countryside views.

Bedroom One

13'1" x 10'9" (4.0 x 3.3)

A spacious double bedroom to the front elevation with carpeted flooring, radiator, fitted wardrobes, cupboards and shelving and double glazed window affording wonderful views across to Beamsley Beacon.

Bathroom

11'1" x 7'2" (3.4 x 2.2)

A well presented, spacious, four-piece house bathroom with low level w/c, freestanding bath with telephone style shower attachment and handbasin with traditional style taps set in a vanity unit. Separate shower cubicle with thermostatic shower, curved glazed doors and stone effect wall tiling. Downlighting, neutral floor tiles, double glazed window, extractor, traditional style heated towel rail.

SECOND FLOOR

Bedroom Two

14'1" x 13'1" (4.3 x 4.0)

A carpeted staircase with handrail leads to a good sized double bedroom with carpeted flooring, radiator and double glazed windows to the rear enjoying wonderful Wharfe Valley views. Recessed wardrobe.

OUTSIDE

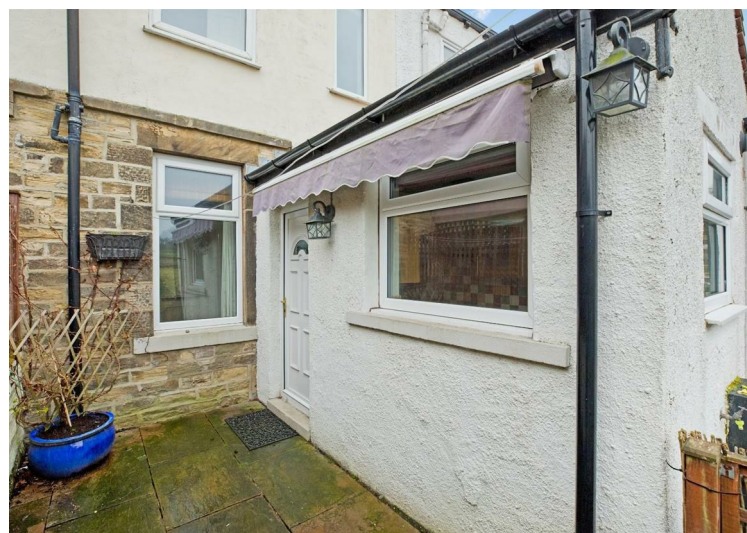
Garden

To the front there is a small, gravelled fore garden behind hedging, maintaining privacy, whilst to the rear the property benefits from a small, paved private courtyard bound by stone walling and fencing. A gate leads to the rear access lane and a timber shed provides storage.


UTILITIES AND SERVICES

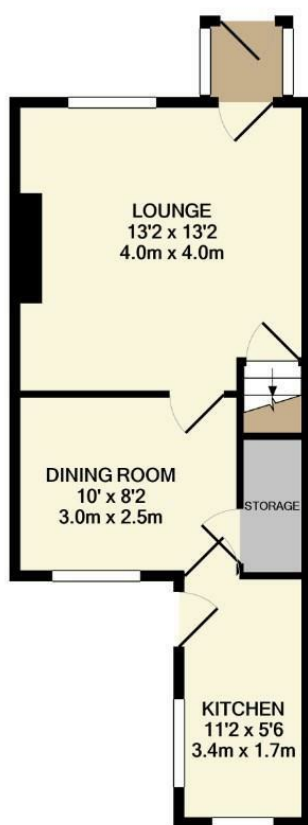
The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property.

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

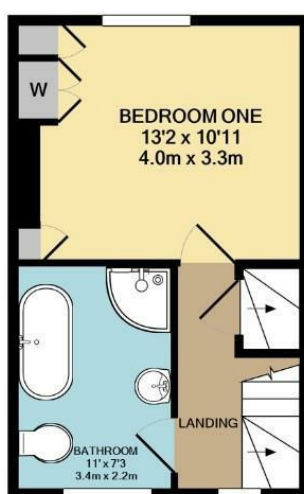


- ***No Onward Chain***
- Two Double Bedroom Mid Terraced House
- Two Reception Rooms
- Delightful Countryside Views
- Well Presented Four Piece House Bathroom
- Neutral Decor Throughout
- Private Courtyard Garden To Rear
- Walking Distance To Village Amenities
- Delightful Long Distance Countryside Views
- Council Tax Band B

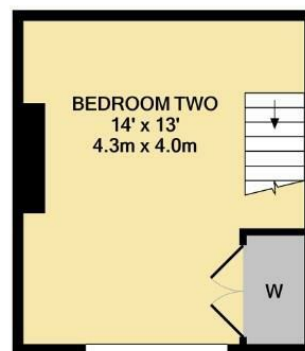
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.7 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 193 SQ.FT.
(17.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.