

# Harrison Robinson

Estate Agents



**1 Lodge Hill, Addingham, LS29 0NG**

**Price Guide £395,000**

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## Price Guide £395,000



### GROUND FLOOR

#### Entrance Hall

A Yorkshire stone flagged path is approached through a wrought iron gate and a short flight of solid stone steps lead to the half glazed timber door opening into a most useful, tiled porch area. A further half glazed door opens into the hallway continuing through to the dining kitchen with a central staircase leading to the first floor landing. A door opens into :

#### Lounge

15'1" x 11'5" (4.6 x 3.5)

Light floods in to the room through a large window to the front elevation and with high ceilings creates a wonderful feeling of brightness and space. One's eyes are drawn to a central fireplace having a stone fire back, Yorkshire stone mantle and matching, flagged hearth with large cast iron stove. Carpeted flooring and radiator.

#### Dining Kitchen

15'5" x 12'1" (4.7 x 3.7)

A generous dining kitchen fitted with a range of Shaker style, painted kitchen units with wood style surfaces and fitted electric cooker and with wood effect flooring. A stainless steel sink with chrome mixer tap sits beneath a double glazed window overlooking the rear courtyard. With ample space for a family dining table this is a lovely room in which to entertain. A half glazed 'stable' door opens to the rear yard continuing the cottage feel. A further door opens to the cellar steps.

### BASEMENT LEVEL

#### Cellar

A separate door from the kitchen gives access to a cellar area with two rooms and stone flagged flooring, also benefitting from a radiator, making this a useful storage area.

### FIRST FLOOR

#### Landing

A flight of carpeted stairs leads to an 'L' shaped landing giving access to the principle rooms and a further staircase leads to the second floor.

#### Bedroom One

15'5" x 11'5" (4.7 x 3.5)

Bathed in natural light, a spacious and well proportioned double

bedroom to the front elevation with a large wardrobe area over the stairs. Carpeted flooring and radiator.

#### Bedroom Two

11'9" x 7'2" (3.6 x 2.2)

A good sized single bedroom to the rear which could be used as a home office. Carpeted flooring and radiator.

#### Bathroom

8'10" x 7'10" (2.7 x 2.4)

A large and well presented, dual aspect house bathroom comprising white tiling to the walls, pedestal washbasin, low level W.C. and panel bath with mains shower over and glass shower screen. Vinyl flooring, ladder towel radiator and window with obscure glazing.

### SECOND FLOOR

#### Bedroom Three

15'5" x 10'5" (4.7 x 3.2)

Stairs from the first floor benefit from an inset bookcase to one side and give direct access to this spacious double bedroom with Velux window affording ample sunlight. A door gives access to a good amount of under eaves storage. Carpeted flooring and radiator. A door opens into:

#### En Suite Shower Room

A stylish and contemporary en suite comprising glazed shower cubicle, low-level W.C. and pedestal basin. Light floods in through a Velux window. Vinyl flooring and radiator.

### OUTSIDE

#### Gardens

To the front of the property there is a charming, enclosed garden with a low maintenance pebbled area, ideal for relaxing in the sunshine with ample space for flowering pots. To the rear one finds a recently tarmaced, communal area, accessed from the kitchen with a passageway affording direct access round to the front, a great space, ideal for storing the bins out of the way.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


Ultrafast 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.

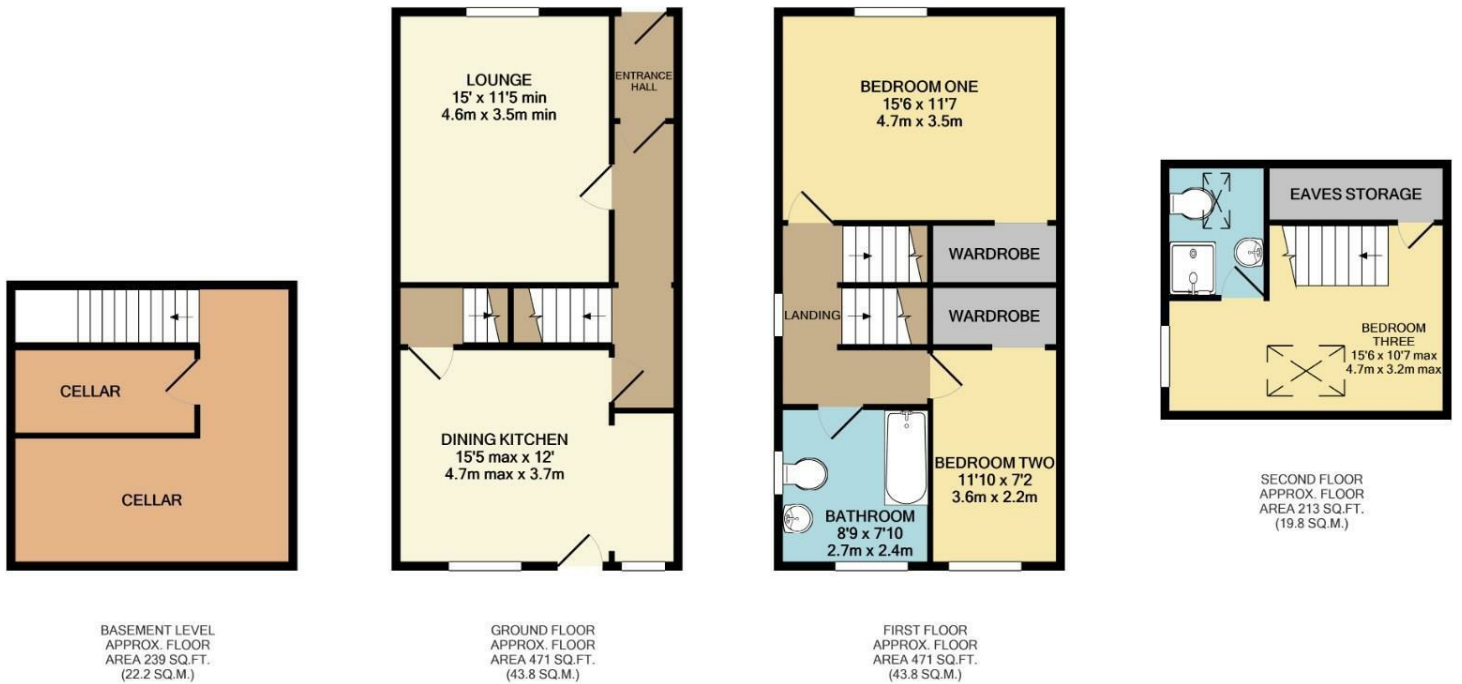


- Three Bedroom Village Cottage Home
- Charming Styling Throughout
- Sitting Room With Log Burning Stove
- Located In Quiet Backwater
- Loft Bedroom With Ensuite Shower Room
- Large Dining Kitchen With Stable Door To The Rear
- Close To Village Amenities
- External Areas To Front & Rear
- Potential Cellar Renovation (Subject To Planning Consent)
- Council Tax Band D

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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TOTAL APPROX. FLOOR AREA 1394 SQ.FT. (129.5 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



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