

# Harrison Robinson

Estate Agents



**16 Old Lane, Addingham, LS29 0SA**

**Price Guide £485,000**





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## Price Guide £485,000



### GROUND FLOOR

#### Lounge

14'5" x 14'5" (4.4 x 4.4)

A covered, timber entrance door with glazed panels opens into a generously proportioned lounge with a fabulous, characterful feel courtesy of attractive wall panelling and exposed beams. A recessed log burning stove set in a stone surround with tiled hearth is a lovely focal feature of this room. Solid wood flooring, double glazed window to front elevation, radiator. A door leads through to the dining kitchen to the rear and a further door opens to the staircase leading to the first floor of the property.

#### Dining Kitchen

15'5" x 8'6" (4.7 x 2.6)

Fitted with a range of solid wood cabinetry with stainless steel handles, complementary worksurfaces and tiled splashbacks. Appliances include electric oven and grill with gas hob and extractor over and dishwasher. A stainless steel sink and drainer with chrome mixer tap sits beneath a window overlooking the rear, courtyard garden. Tiled flooring, downlighting, radiator. There is space for a dining table, a glazed door leads out to the West facing, paved garden and a second door opens into the garage.

#### Garage

16'0" x 9'2" (4.9 x 2.8)

Accessed from the kitchen and with timber doors opening to the rear garden this is a great storage space. One could potentially convert this to create a fabulous, living dining kitchen across the rear of the property (STPC).

### FIRST FLOOR

#### Landing

A carpeted staircase with handrail and timber balustrading leads to the first floor of the property, where doors open into a charming sitting room to the front of the property, two double bedrooms, a shower room and separate cloakroom. Stairs lead up to the second floor. Carpeted flooring, radiator, exposed beams.

#### Sitting Room

13'5" x 11'1" (4.1 x 3.4)

A lovely, comfortable room to the front elevation with two double glazed, sash windows with plantation shutters allowing natural light. Attractive, exposed stonework to one wall with feature fireplace, carpeted flooring and radiator.

#### Bedroom Three

11'5" x 9'6" (3.5 x 2.9)

A double bedroom to the rear of the house with double glazed window enjoying countryside views, carpeted flooring and radiator.

#### Bedroom Four

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

A good sized, single bedroom to the rear of the house with double glazed window, carpeted flooring and radiator.

#### WC

With a white, modern suite with low level W.C and wall hung handbasin with chrome mixer tap. Tile effect vinyl flooring, extractor.

#### Shower Room

Well presented with walk in shower with thermostatic shower with glazed screen and pedestal handbasin with chrome mixer tap. Downlighting, grey tiling to walls.

### SECOND FLOOR

#### Landing

A carpeted staircase with timber balustrading leads to the second floor of the property. Here one finds two, generous double bedrooms and a cloakroom. The master benefits from a large en suite bathroom and Juliet balcony.

#### Master Bedroom

15'1" x 14'5" (4.6 x 4.4)

A good sized double bedroom to the rear of the house with carpeted flooring, radiator and patio doors opening to a Juliet balcony, enjoying delightful views. A window allows further natural light. Fitted wardrobes, cupboard and shelving. Door into:

#### En Suite

With bath with wooden side panelling and telephone style shower attachment and handbasin set in a timber vanity cupboard. White wall tiling, cork floor tiles. Deep recessed storage cupboard.

#### Bedroom Two

13'9" x 11'9" (4.2 x 3.6)

Last but not least a spacious double bedroom with double glazed window, floorboards and radiator. Recessed cupboard, wardrobes, exposed beams.

#### WC

With low level W.C. and handbasin.

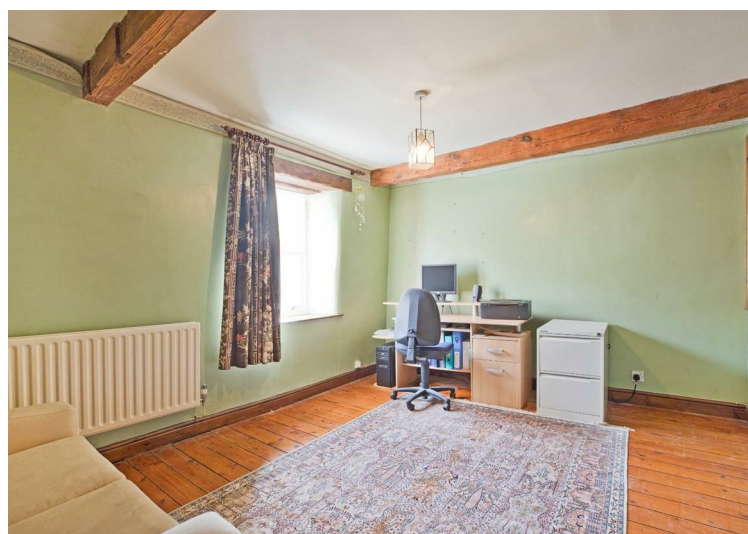
### OUTSIDE

#### Gardens

The property enjoys a good sized, West facing, courtyard style rear garden with fencing maintaining privacy and a timber gate leading out to the rear. There is ample space for flowering pots and outdoor furniture, it is ideal for al-fresco dining whilst enjoying the sounds of nature and the peace and quiet of this beautiful, semi-rural setting.

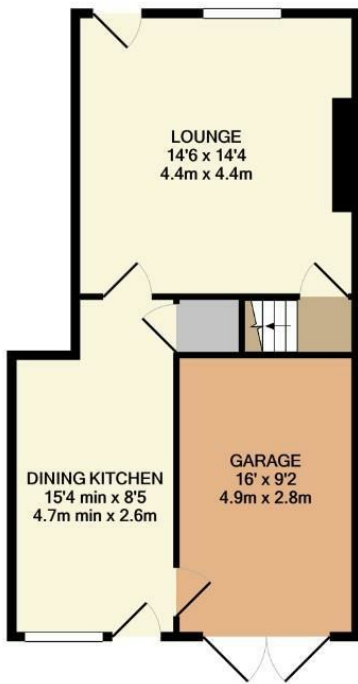
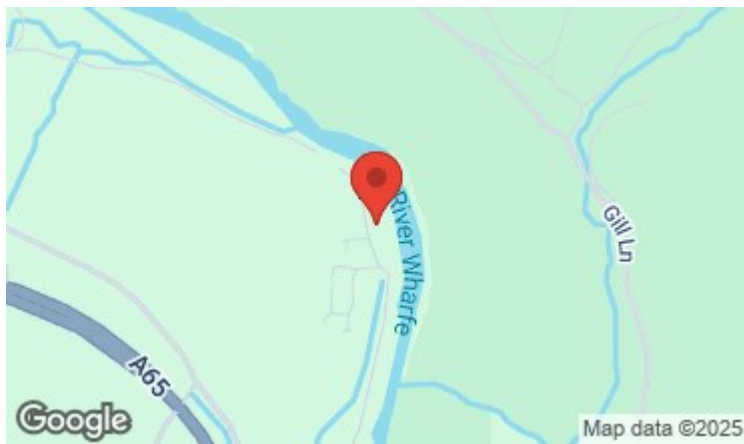
### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Superfast Broadband shown to be available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

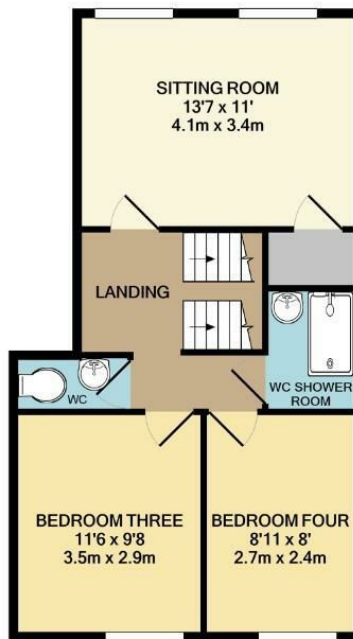


- Four Bedroom Grade II Listed Terraced Cottage
- Charming Features Throughout
- Lounge With Log Burning Stove
- Dining Kitchen With Access To The Garden
- Master Bedroom With Large En Suite Bathroom
- Integral Single Garage
- Idyllic Semi Rural Location
- Beautiful Countryside Views
- Close To Village Amenities
- Council Tax Band E

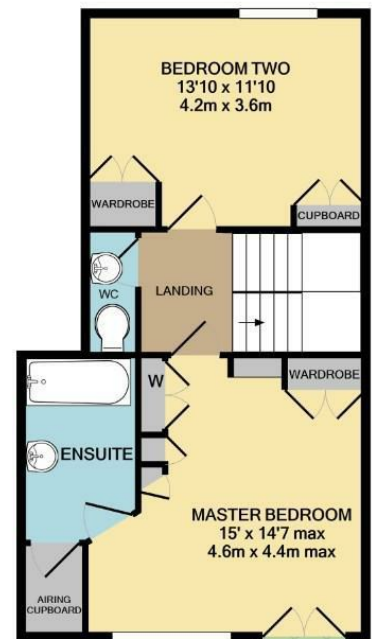




GROUND FLOOR  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.7 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1530 SQ.FT. (142.1 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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