

# Harrison Robinson

Estate Agents



**23 Chapel Street, Addingham, LS29 0PQ**

**Price Guide £375,000**



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## GROUND FLOOR

### Entrance Porch

A half glazed entrance door with transom light opens into a porch, ideal for kicking off shoes and boots after a walk in the surrounding countryside. A door opens into the:

### Dining Kitchen

A spacious dining kitchen fitted with a range of base and wall units with complementary worksurfaces and tiled splashbacks. Electric oven with new induction hob and fridge freezer, space and plumbing for a washing machine. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the front elevation. There is ample space for a family dining table making this a most sociable room, ideal for entertaining. High quality, Amtico flooring, downlighting, radiator. A door gives access to a useful pantry.

### Lounge

A comfortable lounge with tall, double glazed window overlooking the garden, carpeted flooring and radiator. A log burning stove with exposed brickwork and stone hearth is a lovely focal feature to this room. A half glazed timber door with transom light leads out to the garden.

## FIRST FLOOR

### Landing

A carpeted staircase leads to the spacious, first floor landing, where doors open into two bedrooms, one being particularly generous in size, overlooking the rear garden and beyond and a beautifully presented, recently fitted house bathroom. A return, carpeted staircase leads to the newly developed attic bedroom and en suite shower room.

### Bedroom Two

A generous double bedroom to the rear elevation with carpeted flooring, radiator and double glazed window looking out over the delightful rear garden and open land beyond.

### Bedroom Three

A large single bedroom with carpeted flooring, double glazed window and radiator.

### House Bathroom

A recently fitted, beautifully presented, traditional style, four-piece house bathroom with low level w/c, pedestal handbasin, claw foot bath with telephone style shower attachment and corner shower cubicle with thermostatic shower and curved, glazed screen. Attractive metro tiling to walls, wood effect vinyl flooring, obscure double glazed window.

## SECOND FLOOR

### Master Bedroom

A return, carpeted staircase leads to the second floor bedroom, which has been recently created with a new dormer window and newly configured staircase. A lovely double bedroom with two, large double glazed windows enjoying delightful views and allowing ample natural light. Carpeted flooring, radiator. Door into:

### En Suite Shower Room

A newly created en suite shower room with low level w/c, hand basin with chrome mixer tap and shower cubicle with electric shower and curved, glazed doors. Attractive metro tiling to walls, wood effect vinyl flooring, Velux.

## OUTSIDE

### Garden

The property enjoys a charming, cottage style garden with gravelled patio area with pretty borders and metal railings with a good sized, lawned garden with timber shed providing useful storage. Smart fencing maintains privacy and well stocked borders add to the charm. This is a lovely sized garden, perfect for children to play safely or adults to entertain and relax.

### Parking

To the front of the property there is a parking area for one vehicle by the entrance door.

## UTILITIES AND SERVICES

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

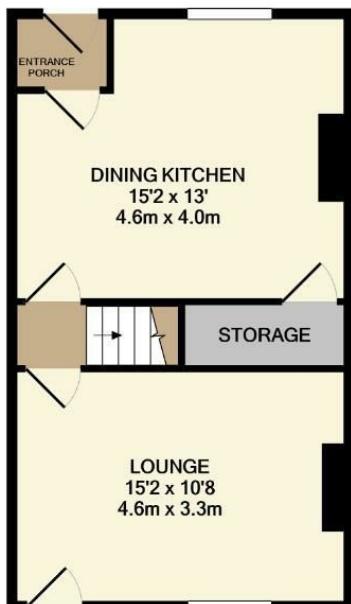
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



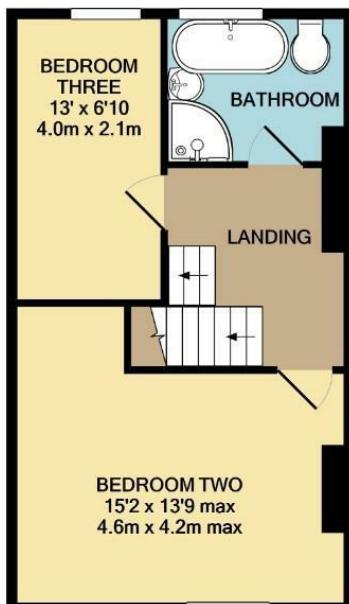
- \*\*\*No Onward Chain\*\*\*
- Well Presented Three Bedroom Mid Terrace
- Newly Created Master Bedroom With En Suite
- Recently Fitted Four-Piece House Bathroom
- Spacious Dining Kitchen
- Lounge With Log Burning Stove
- Charming Cottage Style Garden
- Off Road Parking
- Walking Distance To Village Amenities
- Council Tax Band D

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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 395 SQ.FT.  
(36.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 232 SQ.FT.  
(21.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.9 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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