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Beckfoot Cottage, 75 Main Street, Addingham, Ilkley, LS29 0PD

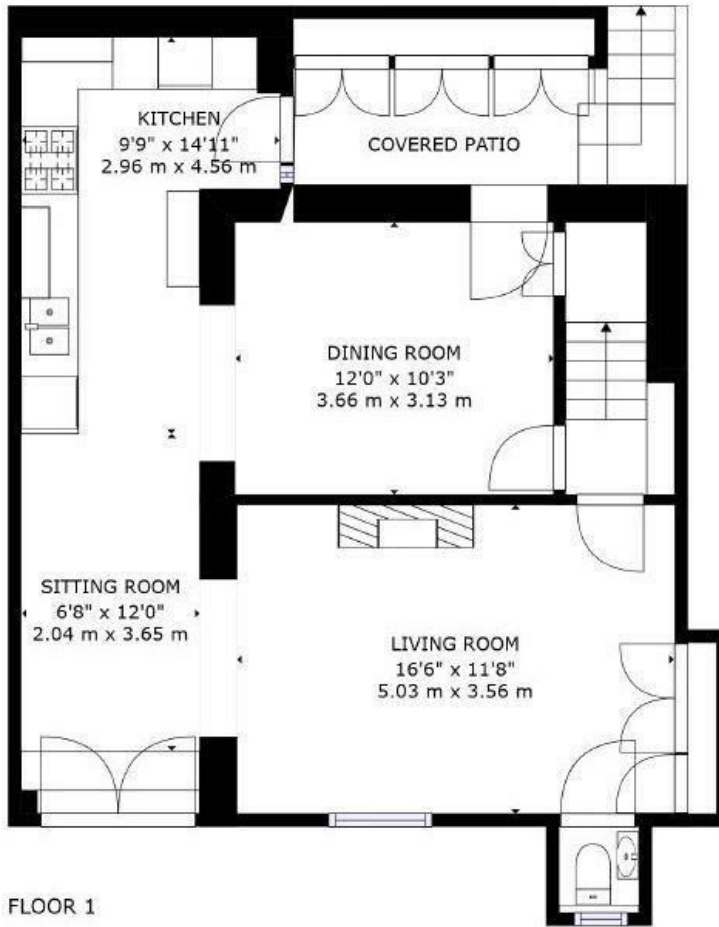
Beckfoot Cottage, 75 Main Street, Addingham, Ilkley, LS29 0PD

£425,000

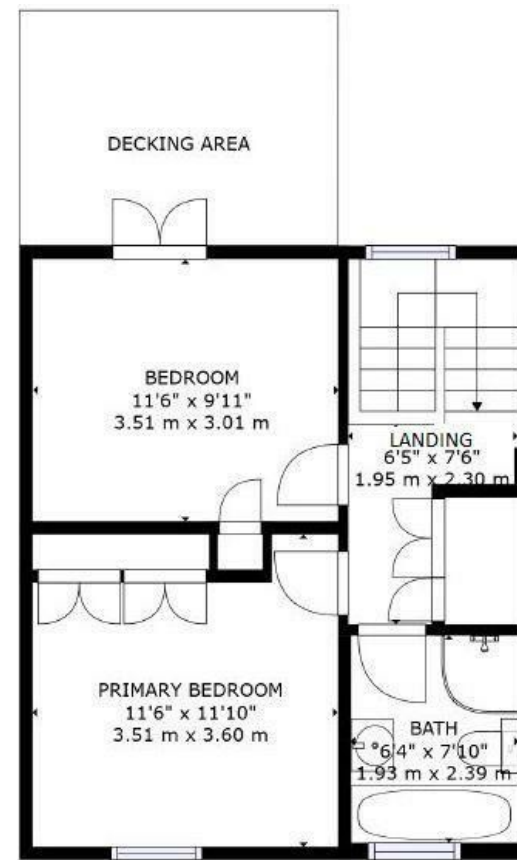
A charming and unique two bedroom cottage, situated in the heart of Addingham Village, yet occupying a pleasant position off the Main Street. Nestled into the hillside, the property provides an attractive combination of traditional features and a contemporary interior. A standout feature is the breakfast/kitchen on the side property which allows natural light to flood in, and also to the adjoining dining and living rooms. Downstairs W/C and useful covered patio area. There are two double bedrooms, one of which has double French Doors to a split level south facing deck and outside entertainment area. Externally the property benefits from off street parking to the front for two vehicles. To the rear, split level decking adjoins open fields with far reaching views.

Addingham is a much sought after village which benefits from a selection of shops to include a Co-operative supermarket, pubs, a post office and regular bus services to the surrounding area including the beautiful Bolton Abbey estate and thriving Ilkley town centre. Ilkley is located approximately 3 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and regular rail links to the commercial centres of Leeds and Bradford.

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FLOOR 1




FLOOR 2

TOTAL: 1057 sq. ft, 98 m2
 FLOOR 1: 650 sq. ft, 60 m2, FLOOR 2: 407 sq. ft, 38 m2
 EXCLUDED AREAS: COVERED PATIO: 48 sq. ft, 4 m2, DECKING AREA: 107 sq. ft, 10 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











BECKFOOT
75
COTTAGE