



HUNTERS[®]
HERE TO GET *you* THERE

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Old Station Way, Addingham, LS29

£365,000



An immaculately presented two bedroom end townhouse set in the heart of Addingham with stunning far reaching views over the roof tops towards Beamsley Beacon. Lovingly modernised by the current vendor, including converting the garage into a fabulous contemporary open plan kitchen diner, this property has to be seen to be appreciated. In brief, on the lower ground floor there is a stunning kitchen/dining room finished to a very high standard. To the first floor there is a study and spacious living room with fabulous countryside views; and on the first floor there are two double bedrooms and a luxury shower room. To the outside, there is a gravelled seating area and a lawned garden, as well as a parking space for one vehicle.

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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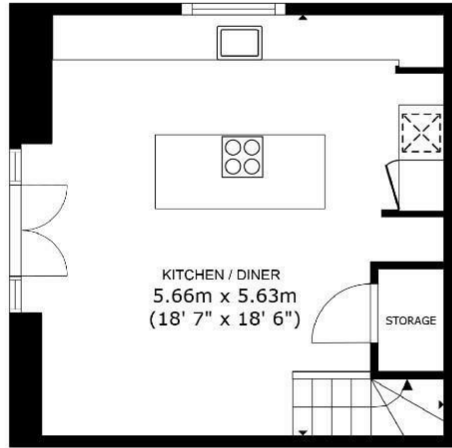
KEY FEATURES

- TWO BEDROOM END TOWNHOUSE
 - STUNNING CONTEMPORARY KITCHEN/DINING ROOM
 - SET OVER THREE FLOORS
 - LUXURY SHOWER ROOM
- FABULOUS FAR REACHING VIEWS
 - TWO DOUBLE BEDROOMS
 - ENCLOSED GARDEN
 - EPC RATING D

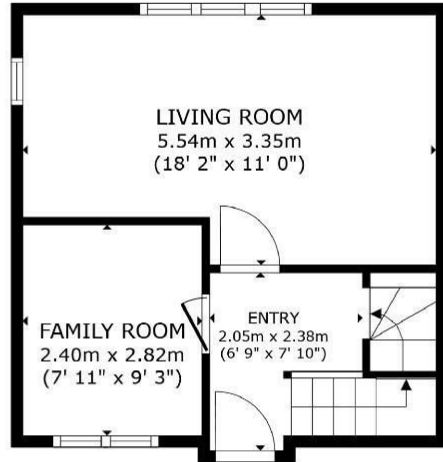




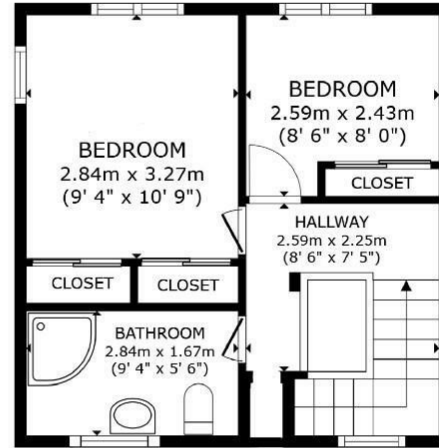




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 31.9 sq.m. (344 sq.ft.) FLOOR 2 31.4 sq.m. (338 sq.ft.) FLOOR 3 30.5 sq.m. (329 sq.ft.)
 TOTAL : 93.9 sq.m. (1,010 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From the crossroads in central Ilkley, turn left onto Leeds Road and proceed through the lights onto Church Street, becoming Skipton Road. Continue along the A65 to Addingham. Once in the village, proceed along Main Street. Turn left onto Old Station Way and the property can be found on the left hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Bradford City Council

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

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.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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