



**HUNTERS®**  
HERE TO GET *you* THERE

4 2 2 D



# Hodgson Fold, Addingham, LS29

By Auction £380,000



**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £380,000\* BIDDING CLOSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

A stone built, four double bedroomed detached property, located in a popular development on the western side of the village of Addingham. The property is water damaged from a burst pipe in the loft.

The accommodation briefly comprises: kitchen, cloakroom, reception/dining room, conservatory and integral single garage to the ground floor; four double bedrooms, one with en suite and house bathroom to the first floor. Set on an elevated position in an attractive cul-de-sac location within a popular residential development, just a short walk from the excellent local amenities Addingham village has to offer.

Addingham is a much sought after village which benefits from a selection of shops, 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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.



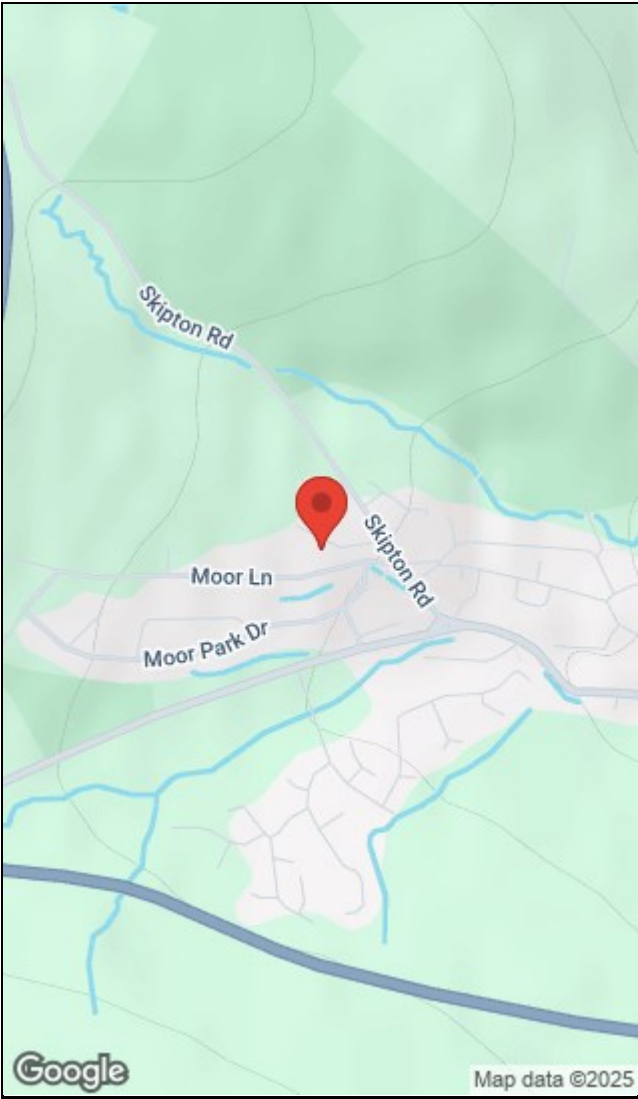
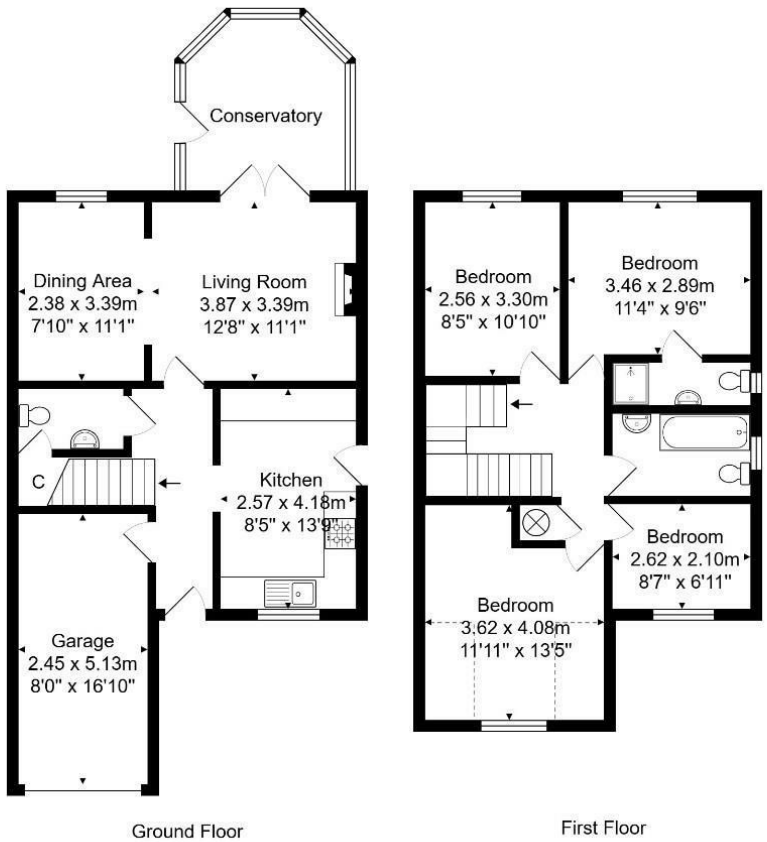
## KEY FEATURES

- WATER DAMAGED PROPERTY
  - DETACHED HOUSE
  - FOUR BEDROOMS
  - SINGLE GARAGE
  - CONSERVATORY
  - PRIVATE GARDEN
- COUNCIL TAX BAND E
  - EPC RATING D









Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.