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Hodgson Fold, Addingham, LS29

By Auction £320,000



***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £320,000* BIDDING CLOSES 12 JUNE 3PM * FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.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
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KEY FEATURES

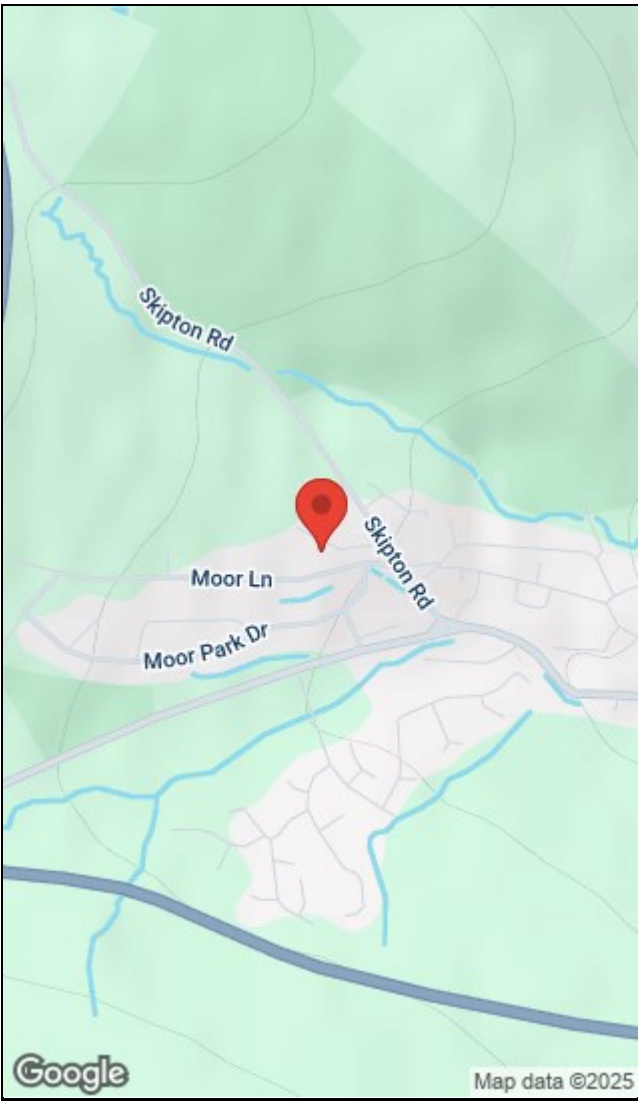
- WATER DAMAGED PROPERTY
 - DETACHED HOUSE
 - FOUR BEDROOMS
 - SINGLE GARAGE
 - CONSERVATORY
 - PRIVATE GARDEN
- COUNCIL TAX BAND E
 - EPC RATING D







Total Area: 122.4 m² ... 1317 ft²



| 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 |

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