

HUNTERS®

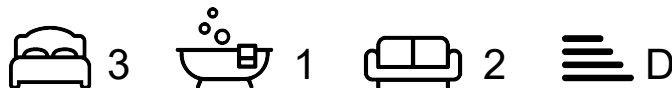
HERE TO GET *you* THERE



Turner Lane

Addingham, LS29 0LE

£1,550 Per Calendar Month



A charming three bedroom semi-detached house located in a semi-rural location in the desirable village of Addingham. Packed full of character features, the property briefly comprises to the ground floor: entrance hall to the side of the house with built in cloak cupboard, leading to kitchen, dining room with sliding doors to the rear garden, living room. To the first floor, there is a contemporary house bathroom, master bedroom, a double bedroom and a further bedroom. Externally the property has extensive gardens to the front & rear, and large gated driveway. Viewing is highly recommended to appreciate the accommodation on offer. Pets considered.

Addingham is a much sought after village which enjoys a delightful setting amidst some of the area's most beautiful open countryside and stands just a short drive from the Yorkshire Dales National Park and the Duke of Devonshire's Estate at Bolton Abbey. The village benefits from a selection of shops, pubs, a post office and regular bus services to the surrounding areas. 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.



ACCOMMODATION

The property has timber framed double glazing and gas fired central heating throughout.

GROUND FLOOR

Solid oak front entrance door, having stained glass panel, leads into:-

ENTRANCE HALL 6'9" x 13'1" (2.07 x 3.99)

Tiled floor and exposed stone walls at entrance, circular window to side elevation, radiator, stripped timber flooring, dado rail, ceiling coving, understairs storage cupboard, staircase, with open spindle timber balustrade, leads up to the first floor.

LIVING ROOM 14'1" x 11'11" (4.29 x 3.64)

Bay window to front elevation, radiator, continuation of stripped timber flooring, picture rails, ceiling coving, living flame gas stove set into chimney breast with stone lintel.

DINING ROOM 11'9" x 14'0" (3.58 x 4.27)

Sliding patio doors lead to the rear garden, radiator, continuation of stripped timber flooring, living flame gas stove set into exposed brick chimney breast with stone lintel, picture rail, ceiling coving.

KITCHEN 9'1" x 10'8" (2.77 x 3.25)

Window to rear elevation, radiator, inset ceiling spotlights, ceiling coving, range of fitted kitchen units at base and wall level with wooden worksurfaces and complementary splashback tiling, range oven, slimline dishwasher. Through to:-

UTILITY AREA

Two separate rooms - one housing the gas fired central heating boiler with space and free standing washing machine, the other having window to side elevation and free standing fridge freezer.

SIDE PORCH

Timber side entrance door, window to side elevation, tiled flooring, storage cupboard.

FIRST FLOOR

LANDING 9'0" x 9'6" (2.74 x 2.90)

Window to side elevation, radiator, open spindle timber balustrade, access hatch to loft, dado rail, ceiling coving.

BEDROOM 13'10" x 11'11" (4.22 x 3.64)

Window to front elevation with far reaching views towards Ilkley, radiator, fitted wardrobes, feature bedroom fireplace, ceiling coving.

BEDROOM 10'4" x 13'11" (3.16 x 4.24)

Window to rear elevation, radiator, fitted wardrobes, ceiling coving.

BEDROOM 6'8" x 8'9" (2.04 x 2.67)

Window to front elevation, radiator, picture rail, ceiling coving.

HOUSE BATHROOM 9'0" x 7'6" (2.74 x 2.28)

Opaque windows to rear and side elevations, radiator, four piece bathroom suite comprising fully tiled corner shower cubicle with thermostatic shower, panelled bath having mixer tap with shower attachment, pedestal wash hand basin, low level WC, storage cupboard, inset ceiling spotlights, ceiling coving, extractor fan.

OUTSIDE

There are gardens to both the front and rear of the property and there is a tarmacadam driveway for off road parking.

DIRECTIONS

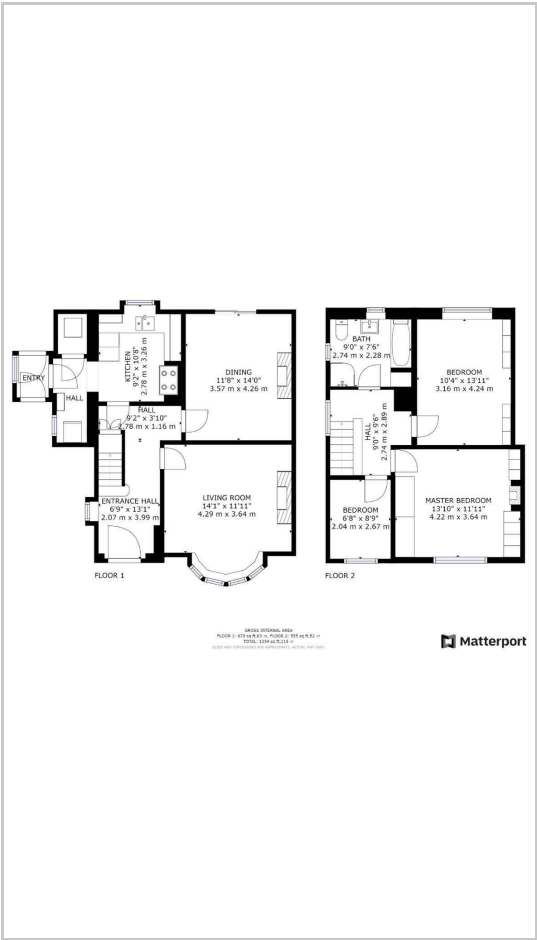
From the centre of Ilkley go through the traffic lights onto Skipton Road heading out of Ilkley. Once in the village of Addingham proceed along Main Street. Turn left onto Moor Lane, then left again on to Turner Lane and the property can be found on the right hand side.

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. **THINKING OF SELLING?** 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.

Area Map



Floor Plans



Energy Efficiency Graph

