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4 2 2

# High House Mews, Addingham, LS29

£600,000



A generously proportioned characterful four double bedroom mews property within High House Mews, a cul de sac ideally situated in the centre of the popular Addingham village, being in level walking distance of the amenities. The ground floor accommodation comprises foyer, entrance hallway, office/snug, through living/dining room, WC, kitchen and a lovely sun room leading out into the private courtyard garden. To the first floor, the landing, four double bedrooms one with an en suite and the house bathroom. There is off street parking available for one vehicle and a separate single garage. In addition, there are well maintained communal gardens, An early viewing is highly recommended.

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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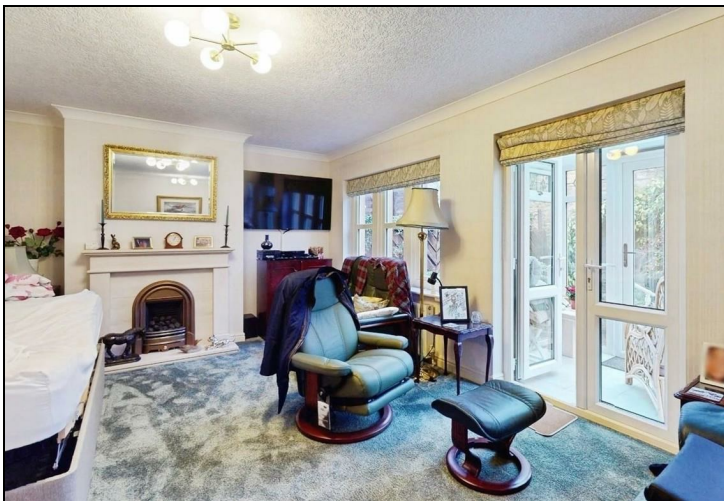


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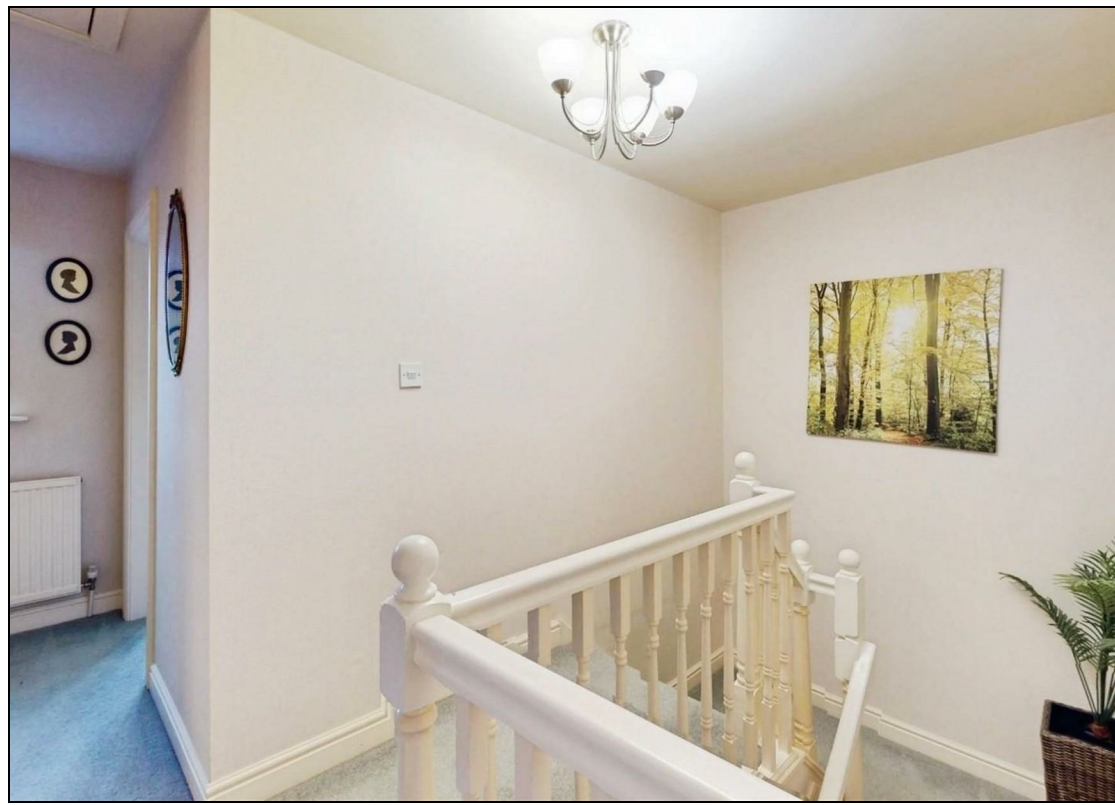


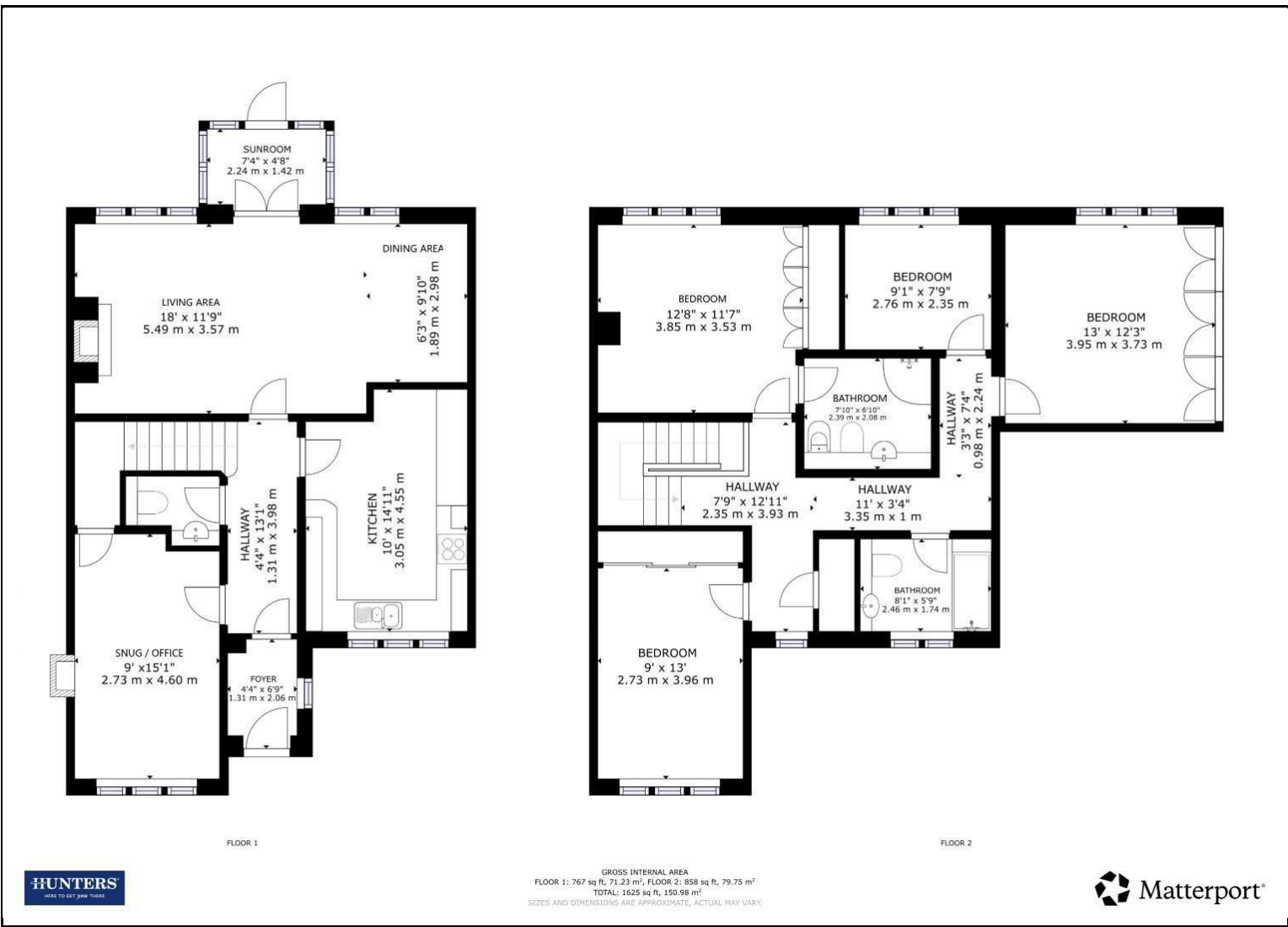
## KEY FEATURES

- CHARACTER MEWS PROPERTY
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- HOUSE BATHROOM, EN SUITE AND DOWNSTAIRS WC
- CONTEMPORARY KITCHEN AND BATHROOMS
  - CLOSE TO VILLAGE AMENITIES
  - SUN ROOM & COURTYARD GARDEN
  - EPC RATING TO FOLLOW
  - SINGLE GARAGE









**DIRECTIONS**  
Coming from Ilkley leave the A65 joining the main street heading into Addingham. Then take the right turn just before The Fleece pub onto High House Mews.

**AGENTS NOTES**  
Tenure: Freehold

Council Tax Band F, Bradford City Council

**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 £36 (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.

**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. 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.

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

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