



Green Lane | | LS29 0JH

Asking Price: £375,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

15 Green Lane |
LS29 0JH
Asking price £364,000

With gas central heating and double glazing, the accommodation comprises:

Ground Floor

Entrance Hall

Accessed via French doors and with laminate wood flooring.

Utility/Cloakroom

7'6 x 4'3 (2.29m x 1.30m)

Including a hand wash basin, w.c, worktop with plumbing for washing machine and space for dryer below and a window to the side elevation. Wall mounted boiler.

Living Area

20'1 x 11'4 (6.12m x 3.45m)

A beautiful living space featuring high quality laminate wood flooring, wood burning stove on stone hearth and an integrated sound system.

Kitchen

11'9 x 9'6 (3.58m x 2.90m)

A standout feature is the highly appointed kitchen that flows wonderfully into the living area. Including a good range of base and wall units with coordinating work surfaces plus concealed lighting. Appliances include an oven, four ring ceramic hob with hood over, microwave, fridge and a dishwasher. There is also a large breakfast bar and an understairs pantry cupboard.

Snug/Playroom

13'9 x 8'7 (4.19m x 2.62m)

With a media wall that features additional storage, oak flooring and French doors leading out to the garden.

First Floor

Bedroom

12'2 x 11'9 (3.71m x 3.58m)

With high quality laminate wood flooring, recessed wardrobe and enjoying a lovely view towards Addingham Moorside.

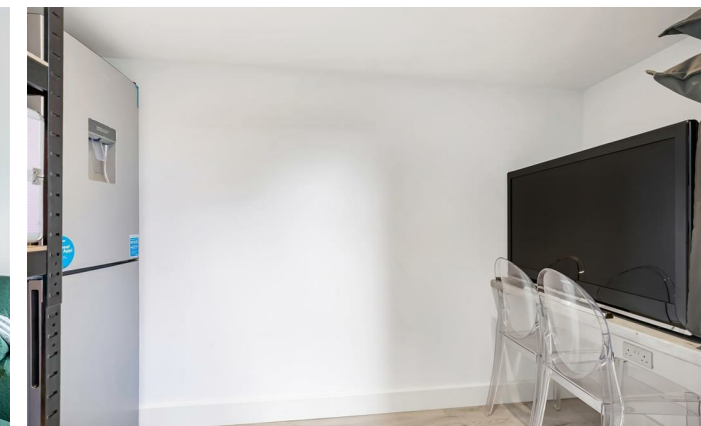
Bedroom

11'5 x 8'7 (3.48m x 2.62m)

A further double bedroom, also benefiting from a view towards The Moor.

Bedroom

9'5 x 7'7 (2.87m x 2.31m)



For Sale With No Onward Chain A truly outstanding, extended family home that adjoins both Green Lane and School Lane, providing beautifully appointed three bedroomed accommodation.

Occupying an exceptionally large plot that includes a lawned and paved rear garden, detached garage, independent studio, off-street parking for five cars and a lawned South facing front garden, this thoughtfully designed home is situated within a brief walk of the village centre and enjoys a pleasant outlook towards Addingham Moorside.



Bathroom

9'8 x 5'3 (2.95m x 1.60m)

Including a bath with rainfall shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Outside

Studio

10'2 x 4'7 (3.10m x 1.40m)

To the rear of the property is a recently constructed studio with power and light and heating, providing the ideal home working space.

Garage

18'7 x 9'2 (5.66m x 2.79m)

A spacious detached garage accessed via an electric roller door.

Rear Garden

A long garden stretches from the rear of the property towards School Lane and consists of two well-kept lawned areas as well as two paved seating areas.

Driveway

A unique feature is the substantial driveway that provides off-street parking for five cars.

Front Garden

An inviting principally lawned, South facing front garden with slate gravelled area, bordered by a stone wall.

Addingham

With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by Ofsted in 2023. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds, Bradford and London.

Council Tax Band B

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(11-11) B			
(10-10) C		71	
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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