



Parsons Meadow | | Addingham | LS29 0FG

Asking price £547,500

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7 Parsons Meadow | Addingham | LS29 0FG Asking price £547,500

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

Ground Floor

Reception Hall

25'8 x 6'8 (7.82m x 2.03m)

Accessed via a composite door with a large glass panel to the side that offers a superb view of Beamsley Beacon.

Cloakroom

5'3 x 3'0 (1.60m x 0.91m)

With hand wash basin and low suite w.c.

Study/Playroom

10'1 x 9'8 (3.07m x 2.95m)

Reimagined by the current owners, this flexible room now includes an extensive range of recessed store cupboards along with a substantial fitted desk with LED backlighting.

Garage

20'3 x 9'8 (6.17m x 2.95m)

Accessed either internally via the reception hall or from the driveway via an electric door.

First Floor

Sitting Room

17'1 x 12'7 (5.21m x 3.84m)

With an abundance of natural light via a window and French doors leading to the balcony. Fitted store cupboard and child's desk.

Balcony

A decked balcony with glass balustrade providing a lovely outlook over Addingham.

Dining Kitchen

17'1 x 10'5 (5.21m x 3.18m)

Highly appointed and comprising a range of base and wall units with coordinating granite worksurfaces and concealed lighting. A custom made butler's pantry with granite worktop, microwave and LED lighting is available by separate negotiation. Appliances include a Rangemaster cooker with five ring gas hob plus hood over, fridge, freezer and dishwasher. French doors lead out to the garden.

Second Floor

Principle Bedroom

12'8 x 10'2 (3.86m x 3.10m)

An impressive double bedroom with a mixture of traditional and contemporary wood paneling.

Dressing Area

With high quality fitted wardrobes, drawers and overhead storage with coordinating dressing table.

Bedroom

10'6 x 8'10 (3.20m x 2.69m)

Bedroom

10'6 x 7'10 (3.20m x 2.39m)



A beautifully presented, high quality home designed to offer a high degree of versatility with spacious accommodation spanning four floors.

Built in 2022 by the highly regarded Skipton Properties, this outstanding property has a picturesque outlook over a meadow with grazing sheep along with far reaching views over the village and towards Beamsley Beacon. The current owners have made a number of thoughtful improvements that mean 7 Parsons Meadow is the true definition of a 'turn key' home.



Bathroom

7'3 x 6'7 (2.21m x 2.01m)

Comprising a bath with shower over, hand wash basin within vanity unit w.c. and a heated towel rail.

Third Floor

Landing/Study Area

9'5 x 8'1 (2.87m x 2.46m)

With ample space for a desk and a velux window.

Bedroom

17'2 x 8'8 (5.23m x 2.64m)

A spacious double bedroom with two velux windows.

En Suite

8'2 x 7'4 (max) (2.49m x 2.24m (max))

Featuring a walk-in shower, hand wash basin within vanity unit, w.c, heated towel rail and a velux window.

Outside

Driveway

To the front of the property is a paved driveway providing off-street parking.

Garden

A low maintenance paved garden with raised bed, 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

City of Bradford Metropolitan District Council Tax Band F

Please Note

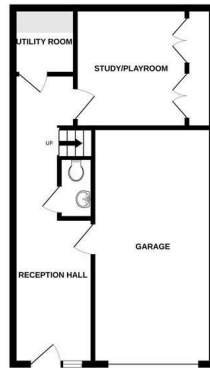
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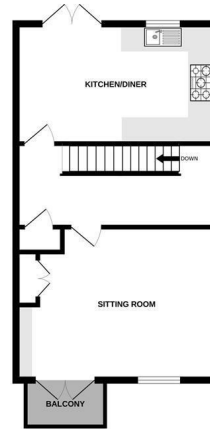
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



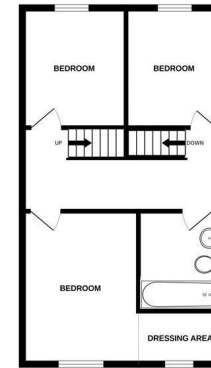
GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



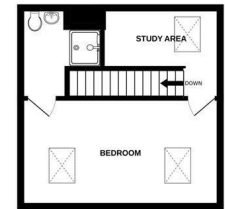
1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

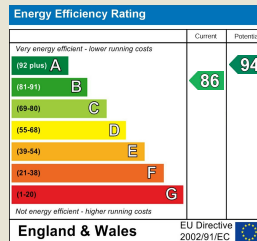


3RD FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1614sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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