



Sycamore Drive | | Addingham | LS29 0NY

£495,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

10 Sycamore Drive |
Addingham | LS29 0NY
£495,000

An attractive part stone built detached house with some lovely open views, standing within a sizeable level plot and offering well proportioned four bedroomed family accommodation.

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.

GROUND FLOOR

Reception Hall

14'9" x 6'2" (4.50m x 1.88m)

With a part glazed entrance door and a laminate floor. Under stairs store cupboard.

Shower Room

With a low suite WC, wash basin with a cupboard beneath and a shower cubicle.

Sitting Room

16'3" x 12'6" (4.95m x 3.81m)

With a stone fireplace with a fitted gas fire. Windows to two sides. Open arch leading to:

Dining Room

11'7" x 10'3" (3.53m x 3.12m)

With a patio door leading to the garden.

Breakfast Kitchen

11'10" x 11'2" (3.61m x 3.40m)

With a stainless steel sink unit and a range of fitted base and wall units with cupboards, drawers and heat resistant work surfaces. Five ring gas hob with a filter hood over, fitted electric oven and grill. Fitted dishwasher and fridge. Larder cupboard. Door to side.



An attractive part stone built detached house with some lovely open views, standing within a sizeable level plot and offering well proportioned four bedroomed family accommodation.



FIRST FLOOR

Landing

Giving access to:

Bedroom

10'4" x 7'10" (3.15m x 2.39m)

Bedroom

10'9" x 8'0" (3.28m x 2.44m)

With a recessed wardrobe and fitted work station.

Bedroom

11'7" x 10'3" (3.53m x 3.12m)

With a fitted wardrobe.

Bedroom

11'10" x 11'2" (3.61m x 3.40m)

With fitted wardrobes, bed side cabinets and a dressing table.

Bathroom

With a white suite comprising a panelled bath with a hand held shower and tiled surround, low suite WC, pedestal wash basin and a shower cubicle.

OUTSIDE

Single Garage

With an up and over door. There is additional off road parking in the driveway leading to the garage.

Gardens

The property stands within a sizeable corner plot with predominantly lawned gardens to three sides.

Council Tax

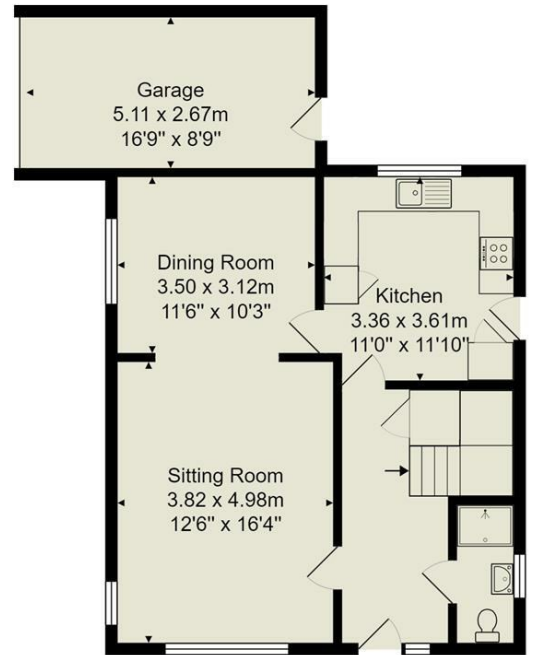
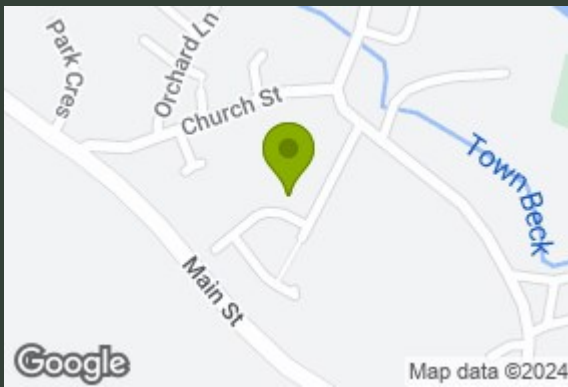
City of Bradford Metropolitan District Council Tax Band E

Please Note

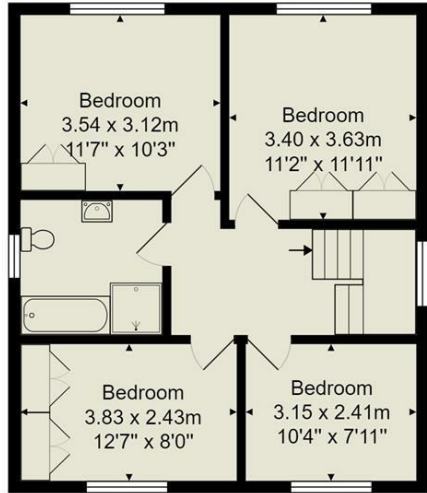
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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



First Floor

Total Area: 130.2 m² ... 1401 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			77
(55-68) D		54	
(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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