



Sycamore Drive | | Addingham | LS29 0NY

Asking price £475,000

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WHITE**
Trusted Estate Agents

10 Sycamore Drive |
Addingham | LS29 0NY
Asking price £475,000

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

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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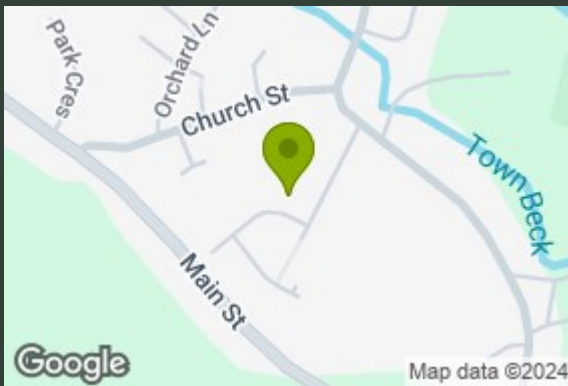
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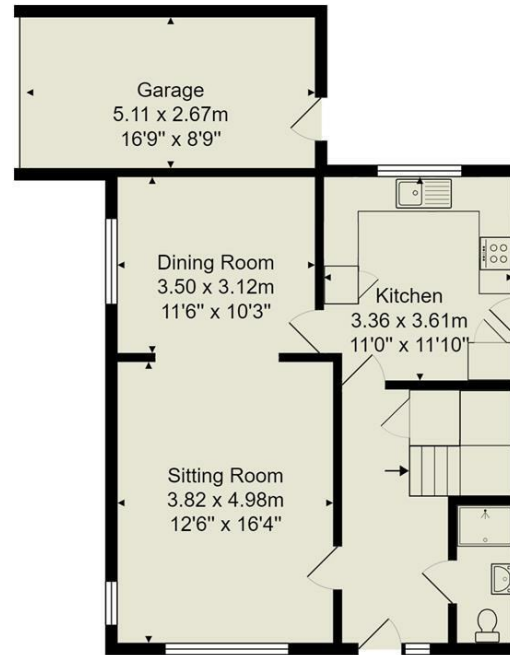
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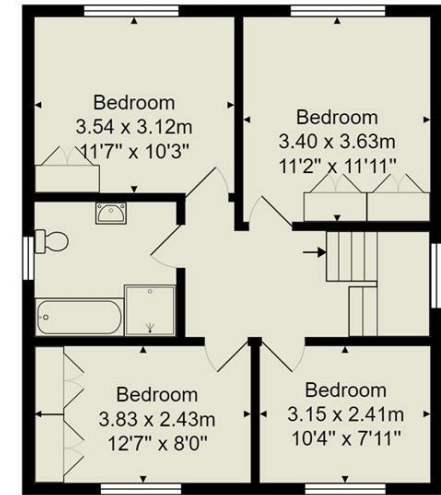
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Ground Floor

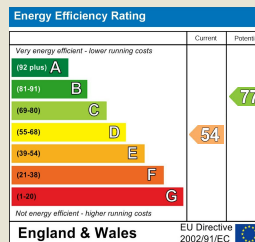


First Floor

Total Area: 130.2 m² ... 1401 ft²

All measurements are approximate and for display purposes only.

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