



Church Street | | LS29 0QT

Asking price £380,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

9 Church Street |

| LS29 0QT

Asking price £380,000

An exceptionally well-presented three bedroomed home featuring attractive gardens to the front and rear, garage and off-street parking space.

With a marvellous outlook towards Addingham Moorside, this deceptively spacious property forms part of a highly regarded area of the village and is within a short stroll of Main Street's various amenities. The accommodation feels light and inviting with a Southerly aspect to the front.

- Three Bedrooms
- Smartly Presented Throughout
- Garage & Off Street Parking
- Gardens To The Front And Rear

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

### Ground Floor

#### Entrance Hall

5'9 x 4'2 (1.75m x 1.27m)

Accessed via a composite door and featuring an exposed beam plus a window to the front elevation.

#### Sitting Room

22'3 x 12'8 (6.78m x 3.86m)

A warm and inviting room featuring a gas fire on stone hearth, exposed beams, useful understairs store cupboard and an outlook over the front garden.



Beautifully maintained, low maintenance gardens to the front and rear.



### **Dining Kitchen**

17'6 x 10'11 (5.33m x 3.33m)

Comprising a good range of base and wall units with coordinating work surfaces. Appliances include an oven, four ring gas hob, washing machine and space for a fridge/freezer. A composite door leads out to the rear garden.

### **First Floor**

#### **Landing**

With space for a study area.

#### **Bedroom**

13'5 13'0 (4.09m 3.96m)

An ample double bedroom with a dual aspect and an outlook towards the moor.

#### **Bedroom**

13'0 x 10'9 (3.96m x 3.28m)

A second double bedroom, again with a view of the moor.

#### **Bedroom**

10'0 (max) x 7'5 (3.05m (max) x 2.26m)

Providing a pleasant aspect overlooking the rear garden.

#### **Bathroom**

10'7 x 4'7 (plus entry recess) (3.23m x 1.40m (plus entry recess))

With a stripped pine floor and comprising a bath with shower over plus glass screen, hand wash basin set within vanity unit and a w.c.

### **Outside**

#### **Front Garden**

A well-kept, gravelled garden featuring colourful flowers and mature shrubs enclosed by a stone wall.

#### **Rear Garden**

Including a lawned section with flower bed, gravelled area and mature shrubs.

#### **Garage**

15'5 x 9'4 (4.70m x 2.84m)

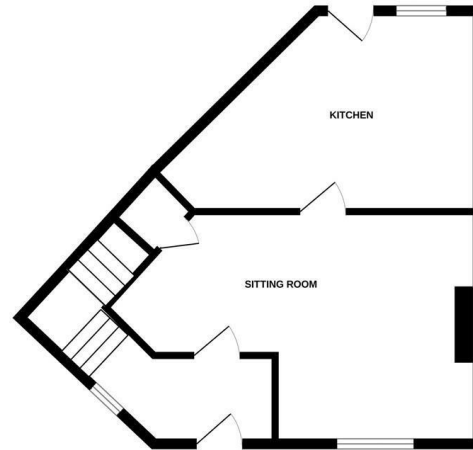
Accessed via an up and over door and including light and power.

#### **Parking**

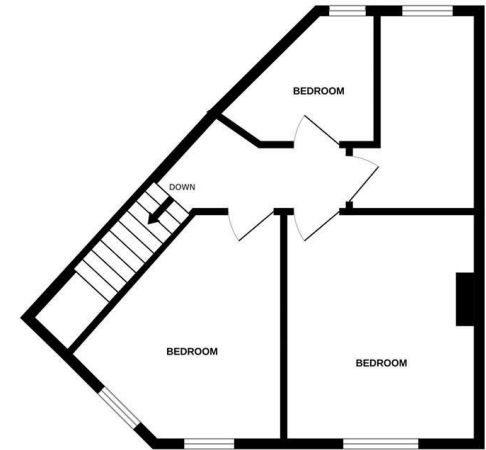
Provision to park one car in front of the garage.



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA - 957sq.ft. (88.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(91-91) B			
(79-80) C		71	
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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