



Ridleys Fold | Addingham | LS29 0SQ

Asking price £165,000

TW TRANMER
WHITE
Trusted Estate Agents

14 Ridleys Fold | Addingham
| LS29 0SQ
Asking price £165,000

Situated on the second floor of a purpose built development at the head of a peaceful cul de sac just a brief walk from Addingham Main Street, this well-presented apartment features a spacious living area and a breakfast kitchen with Juliet balcony. The development stands within lawned communal gardens and the apartment includes a garage plus allocated off-street parking space.

- Beautiful Views
- Garage
- EPC Rating C
- Light and airy Sitting Room
- Sought After Residential Area
- Peaceful Yet Central Location
- Off-Street Parking
- Juliet Balcony
- Dining Kitchen

Ground floor

Communal Entrance

With a communal storage cupboard

Second Floor

Private Entrance hall

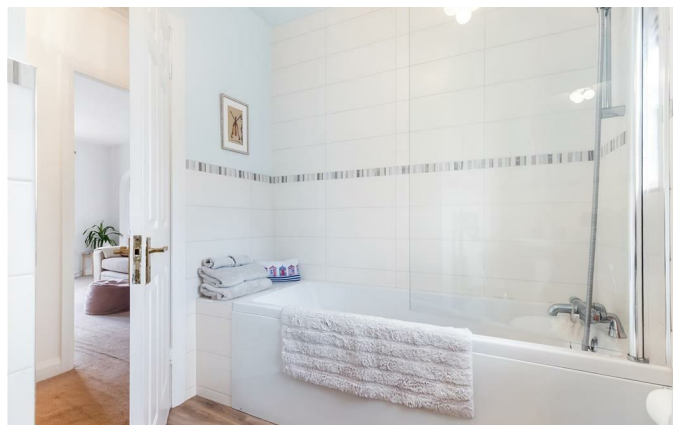
10'5 x 4'6 (3.18m x 1.37m)

A welcoming entrance with a recessed cloaks cupboard. Telephone entry system. Loft access.

Sitting Room

13'4 x 13'0 (4.06m x 3.96m)

Leading straight off the entrance hall via a pair of glazed doors. A window to the front elevation enjoying some stunning views towards Beamsley Beacon.



A charming one double bed roomed apartment providing light and airy accommodation, enjoying a beautiful outlook over open fields and including a garage.



Kitchen

13'4 x 8'9 (4.06m x 2.67m)

A range of wall and base units with coordinating work tops, Appliances to include and oven with four ring gas hob and extractor hood over, plumbing for a washing machine and space for an undercounter fridge and freezer. A set of French doors open onto a Juliet balcony with views over the communal gardens. A wall mounted Worcester boiler.

Bedroom

11'6 x 9'8 (3.51m x 2.95m)

A good sized double bedroom with fitted wardrobes. A set of French doors open onto a Juliet balcony with views across open fields.

Bathroom

8'0 x 6'5 (2.44m x 1.96m)

Comprising a bath with shower attachment and a glass screen, hand wash basin and a WC. Heated towel rail and a window to the rear elevation

Communal Grounds

Well maintained and principally lawned communal grounds.

Garage

18'7 x 8'10 (5.66m x 2.69m)

With an up and over door. Power and lights.

Tenure

The property is held on a 999 year lease dated from 1990. Each leaseholder owns a share in the management company which in turn owns the Freehold.

Service Charge

We are advised that the service charge is £65 per calendar month.

Council Tax

City of Bradford Metropolitan District Council Tax Band B.

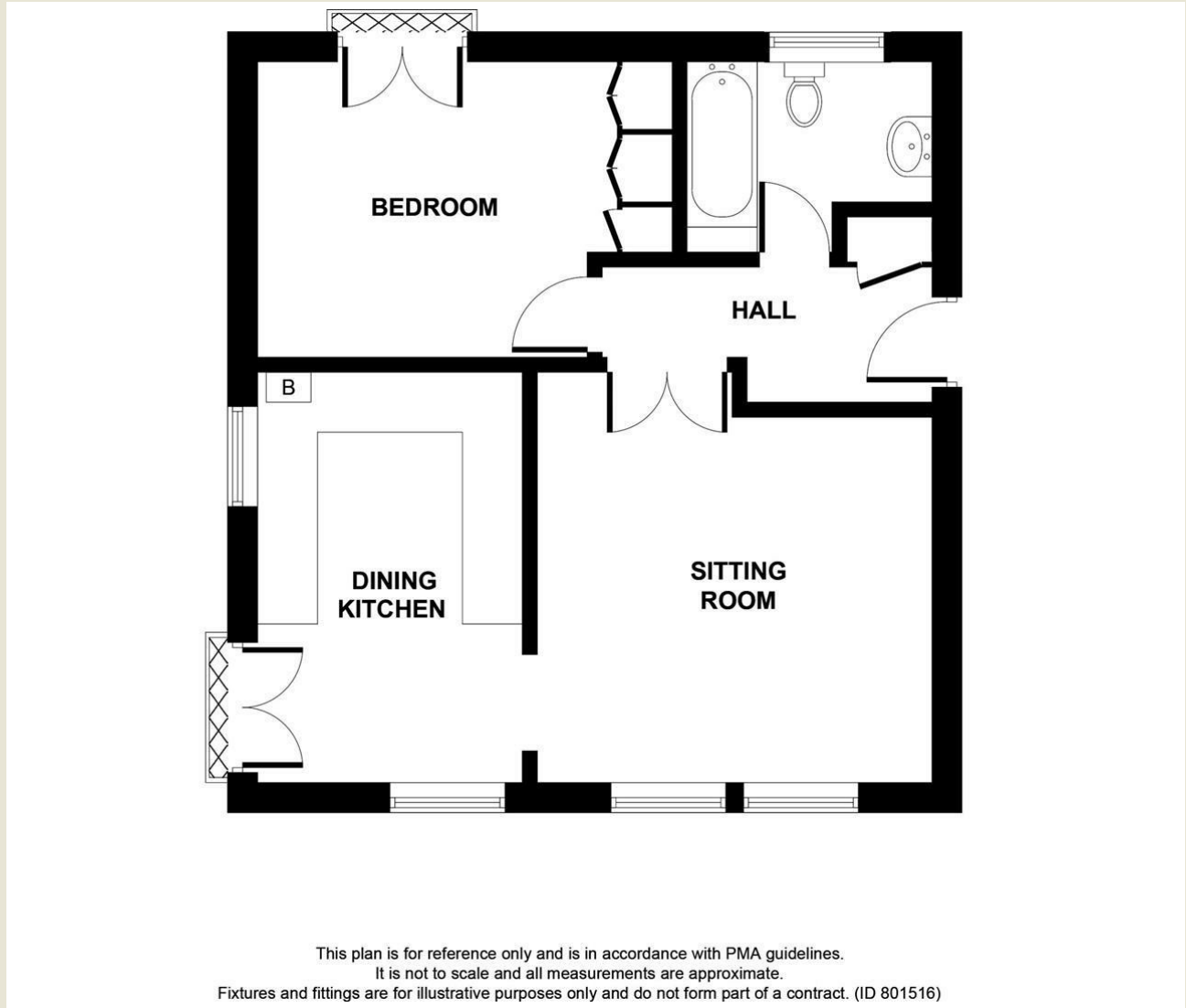
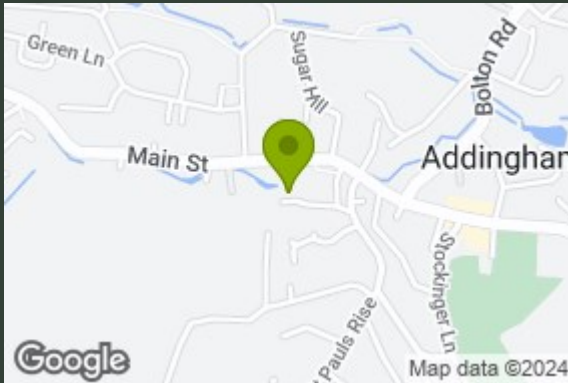
Please Note

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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		74	77
(69-80) C			
(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	

139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>