



The Old Weaving Shed | School Lane | Addingham | LS29 0BF

£419,950

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WHITE**
Trusted Estate Agents

1 The Old Weaving Shed | School Lane Addingham | LS29 0BF

A stone built chocolate box cottage occupying an end position situated centrally within the village of Addingham. Forming part of a row of just three old Weavers cottages and formerly known as Cockshotts loom shop. Grade II Listed, built in 1808 and converted in 2004. The accommodation offers the flexibility to be laid out to suit a new owner's requirements and briefly comprises entrance porch, hallway, cloakroom, snug, sitting room (With its own private access this room would also make an ideal work from home office) bedroom/reception room, dining kitchen, two further bedrooms and a house bathroom. Outside there is a lower garden area and three parking spaces.

- Charming Weavers Cottage
- Three Bedrooms
- Three parking spaces
- End position
- Central Village location
- Arranged over Three Floors
- Good Sized Dining Kitchen
- Council tax band E

Covered Entrance

Entrance Vestibule

With a hardwood solid entrance door and laminate flooring.

Hallway

Having an engineered Oak floor, spotlights to the ceiling and a window to the rear elevation. Stairs leading off to the first floor and lower ground floor.

Cloakroom

With a WC, wash basin, a window to the rear elevation and an extractor fan.

Bedroom/Reception room

12'6 x 12'24 (3.81m x 3.66m)

A King size bedroom having two windows to the front elevation and one window to the rear. Spotlights to the ceiling.

Snug

11'95 x 11'08 (3.35m x 3.56m)

Having window to three side and spotlights to the ceiling. There is also a trap door in the floor giving access to a very generous under storage.



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Sitting Room

170 x 1273 (5.18m x 3.66m)

A very light and open space with view towards Addingham Moorside. Having an Oak floor, a large South facing window to the side elevation and a separate access door. This room would lend itself to a studio or home office.

The sitting room is oldest part of this historic building and was in existence before the Weaving sheds were built.

Stairs to the lower ground floor

Rear entrance porch

A door and window to the front elevation and a tiled floor.

Dining Kitchen

1525 x 11'49 (4.57m x 3.35m)

A spacious dining kitchen with plenty of room for a good sized table and chairs. A range of wall and base units with worktops, a one and half bowl sink and drainer and tiled splash areas. Integrated appliances to include an under counter fridge, freezer, oven, hob and extractor hood over. There is plumbing and space for a washer and dishwasher. There are two windows to the front elevation and two windows to the rear elevation. Tiling to the floor area and spotlights to the ceiling.

First Floor Landing

A light and spacious landing area with two windows to the front elevation and a window to the rear elevation.

Bedroom Two

12'35 x 10'87 (3.66m x 3.05m)

A double bedroom with plenty of light and windows to three sides.

Bedroom Three

12'38 x 6'54 (3.66m x 1.83m)

With a window to both the front and rear elevations.

Bathroom

With a panelled bath, corner shower cubicle, pedestal wash basin, WC, tiling to the wall area and a laminate floor. A window to the rear elevation.

Outside

A private enclosed seating area accessed directly off the lower ground level. A block paved drive providing parking for three and a further West facing seating area.

Council Tax

City of Bradford Metropolitan District Council Tax Band E

Please Note

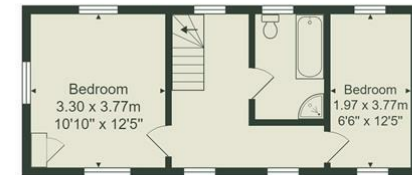
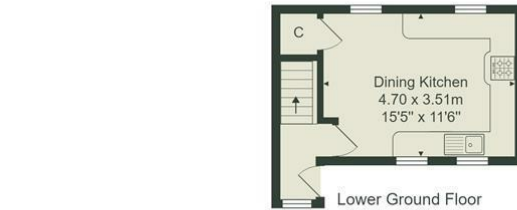
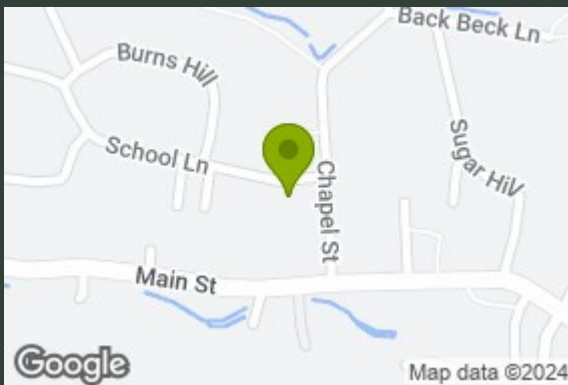
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Tenure

Freehold.

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.



Total Area: 110.7 m² ... 1191 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			84
(91-91) B			
(69-80) C		73	
(55-68) D			
(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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