



Southfield Terrace | Addingham | LS29 0PA

Asking price £255,000

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23 Southfield Terrace | Addingham  
| LS29 0PA  
Asking price £255,000

Nestled within a peaceful cul de sac whilst still being within a brief stroll of Addingham Main Street, this immaculately presented home is arranged over three floors. Entered via a glazed porch, the ground floor comprises an inviting sitting room with gas fire and a well appointed kitchen. The first floor features a double bedroom and a sizeable bathroom whilst the second floor includes a further double bedroom with velux windows providing an exceptional outlook to the front and rear. A graveled area enclosed by iron railings can be found to the front and a low maintenance / split garden can be found to the rear.

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

**Ground Floor**

**Entrance Porch**

With a tiled floor.

**Sitting Room**

13'2 x 13'1 (4.01m x 3.99m)

An inviting sitting room featuring a gas fire with brick surround and hearth and a fitted store cupboard.

**Kitchen**

9'11 x 8'2 (3.02m x 2.49m)

Comprising a good range of base and wall units with concealed lighting, co-ordinating work surfaces and tiled splashback along with a useful understairs pantry cupboard. Appliances include an oven, grill, four ring ceramic hob with cooker hood over and plumbing for a washing machine.

**First Floor**

**Landing**



Enjoying beautiful views towards Beamsley Beacon and across open fields, including a pleasant low maintenance rear garden, this smartly presented two bedroomed property is only a short distance from the village amenities.



### Bedroom

12'0 x 11'0 (3.66m x 3.35m)

A double bedroom including a range of fitted wardrobes and enjoying an outlook towards Beamsley Beacon.

### Bathroom

10'9 x 7'4 (3.28m x 2.24m)

Well appointed and comprising a bath, walk-in rainfall shower with glass screen, hand wash basin and a low suite wc.

### Second Floor

#### Bedroom

14'1 x 13'1 (4.29m x 3.99m)

A second generous double bedroom including a fitted wardrobe with co-ordinating chest of drawers and store cupboard, exposed beams and two velux windows; one of which provides an outlook over the village towards Beamsley Beacon. The other velux window offers a beautiful view across open fields. Useful under-eaves storage space.

#### Outside

##### Garden

To the front of the property is a gravelled area enclosed by iron railings. To the rear of the property is an enclosed paved area featuring a raised artificial lawn with a flower border. There is a further gravelled area providing the ideal space for Al Fresco dining, benefiting from an immediate outlook over the adjoining field.

##### Tenure

Freehold

##### Please Note

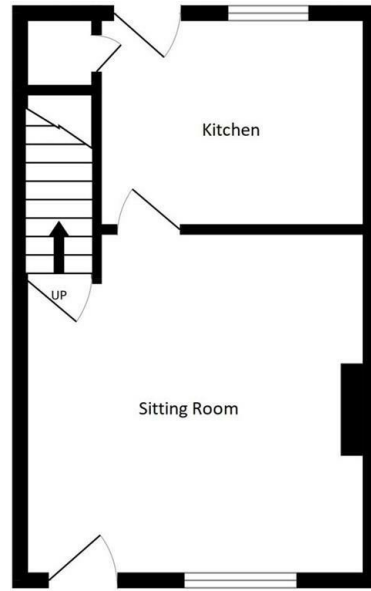
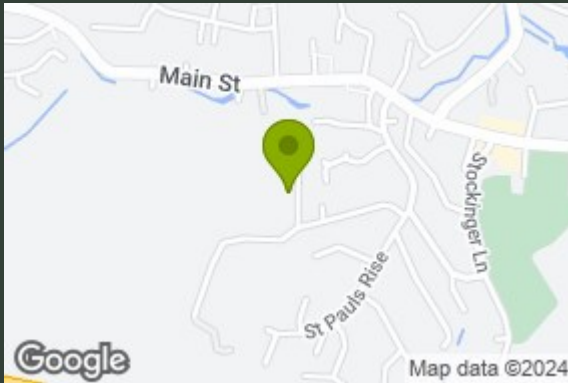
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

##### Council Tax

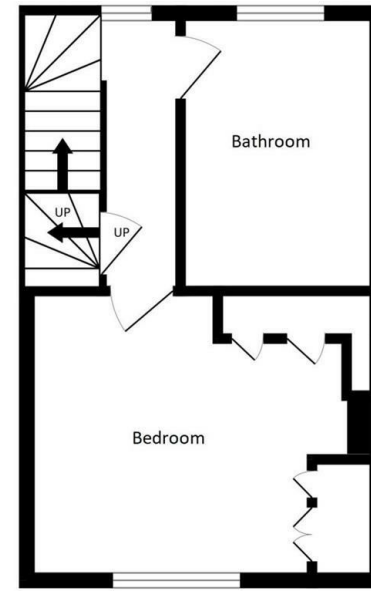
City of Bradford Metropolitan District Council Tax Band B.

##### **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017**

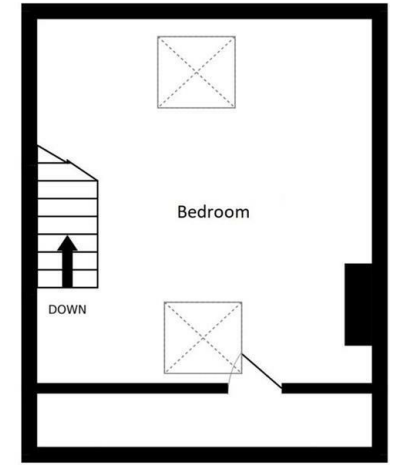
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Ground Floor



First Floor



Second Floor

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			85
(91-91) B			
(69-80) C			
(55-68) D		57	
(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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