



Park Crescent | | Addingham | LS29 0LX

Asking price £535,000

TW | **TRANMER
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Trusted Estate Agents

1 Park Crescent |
Addingham | LS29 0LX
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An outstanding detached home providing substantially extended four bedroomed accommodation, forming part of a tranquil cul de sac located close to the heart of Addingham.

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

Ground Floor

Entrance Porch

With a glazed door to:

Sitting Room

17'1 x 15'5 (5.21m x 4.70m)

An inviting sitting room featuring a wood burning stove with stone hearth and surround along with an understairs store cupboard. A door leads to:

Study

14'4 x 5'5 (4.37m x 1.65m)

With a fitted desk, store cupboards and a dual aspect.

Breakfast Kitchen

11'10 x 10'11 (3.61m x 3.33m)

Comprising a good range of base and wall units with granite work surfaces, concealed lighting and a timber breakfast bar. Appliances include an oven, grill, four ring induction hob with hood over and plumbing for a dishwasher.

Utility Room

7'5 x 4'11 (2.26m x 1.50m)

With a range of recessed cupboards, base unit with worktop, space for fridge/freezer and a skylight.



Conveniently placed within a short stroll of Main Street's various amenities, this versatile detached property occupies a generous plot that features low maintenance gardens to the front and rear, tandem garage and a good amount of off-street parking.



Bootroom/Laundry

7'6 x 5'7 (2.29m x 1.70m)

Including plumbing for a washing machine, space for a dryer and a door leading to the garden.

Cloakroom

7'8 x 5'9 (2.34m x 1.75m)

Featuring a hand wash basin, w.c. and a sauna.

Living/Dining Area

23'3 x 20'7 (7.09m x 6.27m)

A sizeable and versatile space featuring high quality parquet flooring, provision for gas fire with stone surround and hearth, skylight, windows to two sides and sliding glazed door to the rear garden.

First Floor

Principal Bedroom

12'3 x 11'11 (3.73m x 3.63m)

An ample double bedroom with a fitted wardrobe, store cupboard and a velux window.

En Suite

11'3 x 5'4 (3.43m x 1.63m)

Smartly presented and including a walk-in shower, hand wash basin, w.c, bidet and a heated towel rail.

Bedroom

12'8 (max) x 9'1 (3.86m (max) x 2.77m)

A further double bedroom featuring a fitted wardrobe, store cupboard and an outlook towards Addingham Moorside.

Bedroom/Dressing Room

8'10 x 6'4 (2.69m x 1.93m)

With a range of fitted and recessed wardrobes.

Bedroom

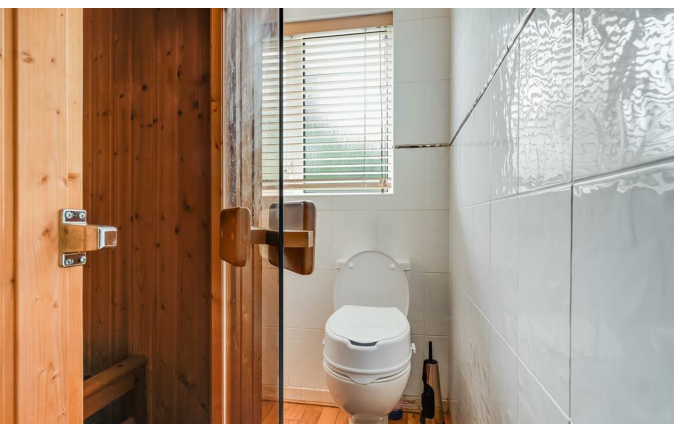
11'8 (max) x 7'8 (max) (3.56m (max) x 2.34m (max))

With fitted wardrobe, dressing table under-eaves store and a view of Beamsley Beacon.

Shower Room

6'3 x 5'9 (1.91m x 1.75m)

Including a walk-in shower, hand wash basin, w.c. and a heated towel rail.



Outside

Garage

27'5 x 9'0 (8.36m x 2.74m)

Accessed either via an up and over door or single door, with light and power.

Front Garden

A well-kept and low maintenance gravelled garden bordered by a stone wall, with mature shrubs and a plum tree.

Rear Garden

Featuring two artificial lawn areas, gravelled plus paved sections and a summerhouse.

Driveway

Providing off-street parking for three cars.

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 E.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.



Delightful views of both Beamsley Beacon and Addingham Moorside.





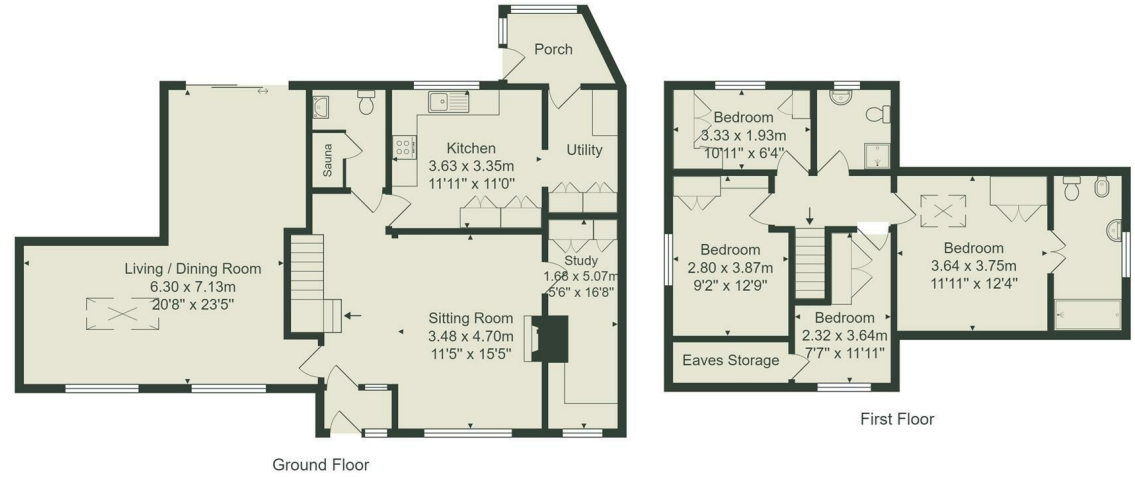
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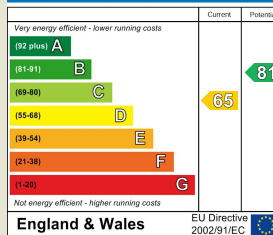


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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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