



Springfield Mount | | Addingham | LS29 0JB

Asking price £675,000

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7 Springfield Mount |
Addingham | LS29 0JB
Asking price £675,000

A desirable stone built period end terrace property situated within a sought after location within the village of Addingham. The property boasts light and airy reception rooms with stunning bay windows and wonderful views. The accommodation in brief comprises; Entrance hall, downstairs cloakroom, cellars, Sitting room, Dining Kitchen, four bedrooms the principal having ensuite shower facilities and a family bathroom. Outside the property enjoys south facing garden, driveway and a detached garage.

- Period end terrace
- Four bedrooms
- Parking and Garage
- Council Tax Band E
- Stunning views
- Dining Kitchen
- Desirable location

Entrance Hallway

27'63 x 6'19 (8.23m x 1.83m)

Solid wood door opening to a large entrance hall with an engineered Oak floor, cornice, ceiling rose and dado rail.

Cloakroom

With a concealed unit WC, wash basin and part tiled walls. There is a window to the front elevation. Engineered Oak flooring, part tiled walls and chrome heated towel rail.



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Main Cellar area

17'78 x 6'28 (5.18m x 1.83m)

A useful keeping cellar with a stone flagged floor.

Second Cellar room

8'58 x 6'28 (2.44m x 1.83m)

Housing the 'Ideal' boiler and having plumbing for a washing machine and space for a dryer.

Dining Kitchen

15'56 x 13'95 max (4.57m x 3.96m max)

A spacious kitchen area with a range of shaker style wall and base units with coordinating work tops, ceramic one and a half bowl sink and drainer. Tiling to the splash areas. Integrated appliances to include an Aga gas oven, conventional gas oven, five ring gas hob, fridge, freezer and dishwasher. Two large windows to the front elevation, cornice and ceiling rose. Engineered Oak flooring.

Sitting Room

16'48 x 13'30 (4.88m x 3.96m)

Having a bay window to the rear elevation with views over the garden and beyond, a wooden fireplace surround, with brick inset and gas supply. Cornice and ceiling rose to the ceiling.

Stairs to the first floor

Bedroom Two

16'38 x 13'28 (4.88m x 3.96m)

With a bay window to the rear elevation, a wooden fireplace surround, marble effect inset and hearth and gas fire. Cornice to the ceiling.

Bedroom Three

13'19 x 13'19 max (3.96m x 3.96m max)

Having a window to the front elevation with views towards Beamsley Beacon and a built in storage cupboard.



Bedroom Four

9'41 x 6'30 (2.74m x 1.83m)

A window to the rear elevation and cornice to the ceiling.

Bathroom

8'86 x 5'16 (2.44m x 1.52m)

With a corner shower cubicle, bath, pedestal washbasin, WC, tiling to the floor and wall areas. A window to the front elevation, spotlights to the ceiling and a chrome heated towel rail.

Stairs to the second floor

Principal Bedroom

22'66 x 19'54 (6.71m x 5.79m)

A well proportioned room having a window to the rear elevation and a Velux window to the ceiling. Under-eaves storage and loft access. Fitted wardrobes.

Ensuite Shower Room

15'12 x 8'50 (4.57m x 2.44m)

A corner shower unit, pedestal washbasin, WC, Velux window, fully tiled walls and a chrome heated towel rail.

Outside

To the front of the property there is a generous paved parking area with an electric car charging point. To the rear of the property there is a South facing garden with paved patio seating area, lawned garden with well stocked flower and shrub borders and ornamental Arbor.

Garage

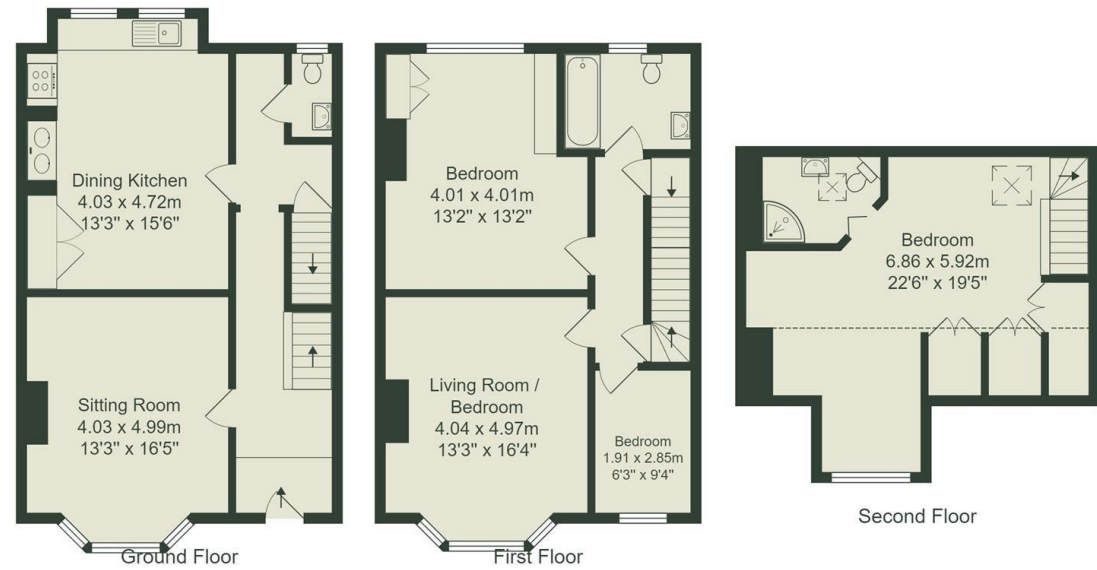
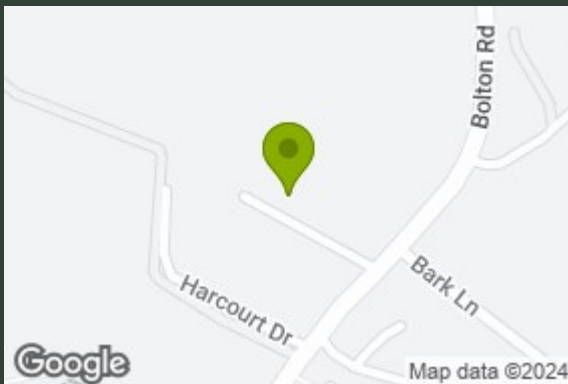
17'51 x 8'87 (5.18m x 2.44m)

A single detached garage.



Outside the property enjoys a South facing garden, driveway and a detached garage.





Total Area: 151.7 m² ... 1633 ft²

All measurements are approximate and for display purposes only.

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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		54	
(39-54) E			
(21-38) 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/>