



St. Christophers Drive | Addingham | LS29 0RJ

Asking price £520,000





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A beautifully presented and substantially extended detached home providing thoughtfully designed four bedrooms, two bathroom accommodation arranged over two floors.

Charming, recently re-landscaped gardens to the front and rear are a standout feature along with a newly resurfaced driveway.

- Substantially Extended
- Two Bathrooms
- Off-Street Parking
- Four Bedrooms
- Beautiful Lawned Gardens To The Front And Rear
- Delightful Views

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

### Ground Floor

#### Entrance Hall

14'11 x 5'11 (4.55m x 1.80m)

With high quality laminate wood flooring, the inviting entrance hall includes an understairs cupboard and a recessed cloaks cupboard.

#### Sitting Room

13'5 x 12'6 (4.09m x 3.81m)

Featuring an extensive range of fitted cabinets, drawers and display shelving, ceiling rose and a bowed window.





With a stunning outlook over the village and towards Beamsley Beacon, this inviting home forms part of a secluded cul de sac located within walking distance of Addingham Main Street.



### Dining Kitchen

28'0 x 10'9 (8.53m x 3.28m)

A light and spacious dining kitchen comprising an extensive range of base and wall units with coordinating work surfaces. Integrated appliances include an oven, four ring gas hob with hood over, fridge, freezer and a dishwasher. The dining area features bench seating and bi-folding doors leading out to an elevated decked area.

### Side Entrance Hall

6'2 x 5'3 (1.88m x 1.60m)

With fitted cupboards that house the boiler as well as plumbing for a washing machine and space for a dryer.

### Cloakroom

6'2 x 2'4 (1.88m x 0.71m)

With a hand wash basin, w.c. and a dado rail.

### First Floor

#### Landing

With a hatch leading to a fully boarded loft with light.

#### Principal Bedroom

17'7 x 8'0 (5.36m x 2.44m)

An ample double bedroom including fitted wardrobes with coordinating bedside cabinets and store cupboard.

#### En Suite

8'1 x 4'7 (2.46m x 1.40m)

Comprising a walk-in shower, hand wash basin within vanity unit, w.c, heated towel rail and a velux window.

#### Bedroom

11'8 x 10'11 (plus entry recess) (3.56m x 3.33m (plus entry recess))

A second double bedroom including a recessed wardrobe.

#### Bedroom

10'11 (plus entry recess) x 10'5 (3.33m (plus entry recess) x 3.18m)

A further double bedroom with two recessed wardrobes, enjoying a long-distance view towards Ilkley.

#### Bedroom

7'10 x 7'8 (2.39m x 2.34m)

A single bedroom with a window to the front elevation.









## Bathroom

7'7 x 6'5 (2.31m x 1.96m)

Smartly presented and comprising a bath with shower over, hand wash basin within vanity unit, w.c. and a heated towel rail.

## Outside

### Garage Store

8'3 x 8'3 (2.51m x 2.51m)

A useful garage store accessed via an electric roller door.

### Front Garden

A lawned front garden with well-stocked flower beds and a paved seating area.

### Rear Garden

A brilliantly re-landscaped, principally lawned garden with colourful raised beds a curved path leading across the lawn to a decked seating area that makes the most of the evening sun. An elevated decked area, accessed via the dining kitchen, overlooks the rear garden.

### Parking

A tarmac driveway provides off-street parking.

### 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.

### 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.

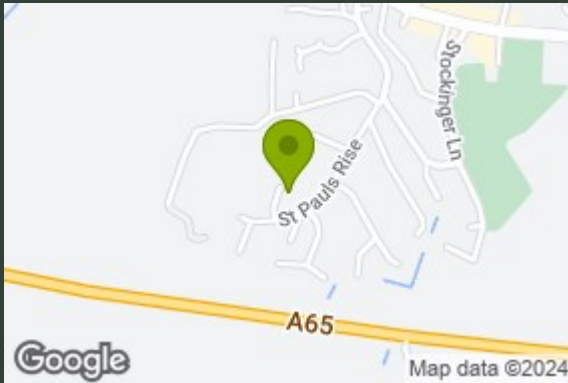


The property enjoys a superb outlook over Addingham and towards Beamsley Beacon.





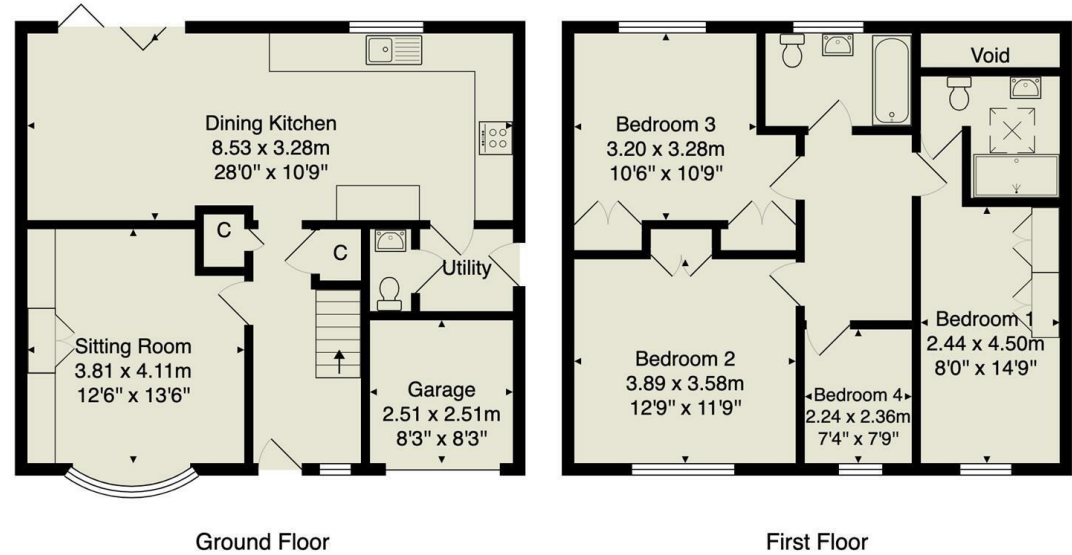
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Ground Floor

First Floor

Total Area: 129.4 m<sup>2</sup> ... 1392 ft<sup>2</sup>

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	83
England & Wales		EU Directive 2002/91/EC	

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