



Chapel Street | Addingham | LS29 0PQ

£275,000

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7 Chapel Street |  
Addingham | LS29 0PQ  
£275,000

A character stone built mid terrace cottage situated in the sought after village of Addingham. The property offers well proportioned rooms and is laid out over three floors. The accommodation in brief comprises an entrance hall, cosy sitting room, spacious dining area with open plan kitchen area off and a door leading into the rear garden area. To the first floor there are two bedrooms and a bathroom and to the second floor there is an overall attic bedroom.

- Three bedrooms
- Village location
- Cosy sitting room
- No chain
- Stone mid terrace
- Council tax D
- Spacious open plan dining kitchen area
- Open outlook to the rear

#### Entrance hall

A solid wood entrance door with stained glass window leads into the hallway, with space for coat hooks and coving to the ceiling.

#### Sitting Room

110 x 10'9 (3.35m x 3.28m)

With a wooden framed sash window to the front elevation, cast iron fireplace with an open grate and tiled hearth.

#### Dining Room

14'7 x 12'6 (4.45m x 3.81m)

A lovely spacious room with coving to the ceiling and a picture rail, Parquet effect flooring and a wooden double glazed window to the rear elevation. Feature fireplace with a wood burning stove inset.



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## Open plan to Kitchen

7'10 x 7'2 (2.39m x 2.18m)

Having a range of Pine wall and base units with co-ordinating work tops, tiling to the splash areas, stainless steel one and a half bowl sink unit, eye level electric oven, ceramic hob and an extractor fan over. A tiled floor. A Upvc window and door to the rear elevation.

## Stairs to the first floor

### Landing

Landing area with coving to the ceiling.

### Bedroom One

14'6 x 10'11 (4.42m x 3.33m)

A wooden framed window to the front elevation. Walk in wardrobe with a vanity sink unit and clothes rail. Coving to the ceiling and a dado rail.

### Bedroom Two

10'2 x 7'10 (3.10m x 2.39m)

A Upvc window to the rear elevation with an open outlook and views towards Ilkley Moor. Coving to the ceiling.

### Bathroom

7'1 x 6'6 (2.16m x 1.98m)

A white suite comprising a bath with Mira shower over, pedestal wash basin, WC and tiling to half wall level. A useful cupboard housing the boiler, vinyl tiled effect flooring and a Upvc window to the rear elevation.

## Stairs to the Second floor

### Bedroom Three

17'0 x 13'7 (5.18m x 4.14m)

A well proportioned room with a Velux window to the ceiling and eaves storage. This room could be further increased by the addition of a Dormer window subject to the relevant planning permission.

### Outside

There is a low maintenance frontage with wrought iron fencing. To the rear of the property there is a pleasant enclosed courtyard garden bound by a stone wall. Outside tap.

### Please Note

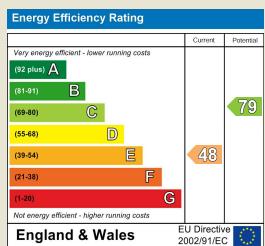
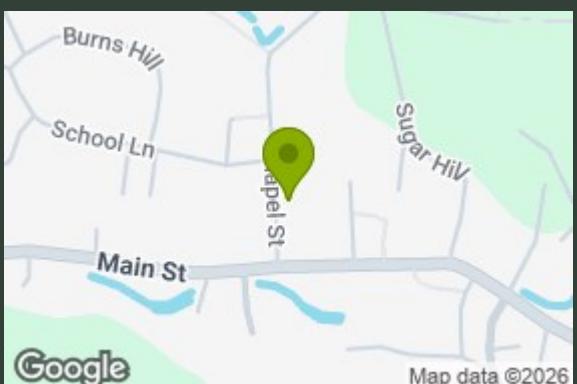
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### Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### 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.



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