



Browsfield Road | | Addingham | LS29 0TE

£385,000

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WHITE**  
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1 Browsfield Road |  
Addingham | LS29 0TE  
£385,000

A well proportioned semi detached stone built bungalow, sitting within a good sized corner plot in a highly regarded mature residential development. The property is situated towards the edge of the village of Addingham but yet just a short stroll to the centre of the village and the various amenities. The accommodation has been well maintained by the current owners and offers in brief an entrance hall with useful cupboards off, cloakroom/WC, Breakfast kitchen, a well proportioned sitting room with a quality wood-burning stove, two double bedrooms the principle having en-suite shower facilities. There are wonderfully landscaped gardens bound by a dry stone wall and an enclosed patio seating area. Detached garage and driveway.

- Stone built semi detached bungalow
- Two Bedrooms
- Generous corner plot
- Envirovent air system
- Potential for a loft conversion
- Detached Garage and generous driveway
- Private Enclosed patio garden
- Landscaped gardens

#### Entrance hallway

A composite stable style door opens onto the hallway, there are two useful storage cupboards off the hall. Coving to the ceiling and Envirovent air conditioning system is also sited in the ceiling here. Access to the part-boarded loft via a fixed ladder. The loft has previously had plans passed under permitted development for a principle bedroom with ensuite shower facilities and a study room.

#### Cloakroom /WC

With a WC, washbasin, tiling to the floor and wall areas and a towel rail.



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### Sitting room

22'10 x 12'03 (6.96m x 3.73m)

A well proportioned space with an Oak floor and a window to the front elevation. A quality wood-burning stove sitting on a stone hearth. Coving to the ceiling. This room is large enough to be arranged with a sitting area and dining space.

### Breakfast Kitchen

11'09 x 8'09 (3.58m x 2.67m)

A fitted Magnet kitchen with a range of wall units, base units and display cabinets. There are coordinating work tops with tiling to the splash areas, breakfast bar and an inset sink and drainer. A range of integral appliances to include an electric double eye level oven, four ring gas hob with an extractor hood over, fridge, freezer and a slimline dishwasher. There is plumbing for a washing machine. A non slip floor covering. A window to the front elevation. Envirovent air conditioning system.

### Bedroom One

11'09 x 11'08 (3.58m x 3.56m)

A double room with a window to the rear elevation enjoying a lovely outlook over the enclosed patio garden. A full wall of fitted wardrobes and drawers to include a triple and a double wardrobe and a four drawer set providing excellent storage space.

### Ensuite Shower Room

8'03 x 5'03 (2.51m x 1.60m)

Comprising a double walk in shower, vanity basin unit, WC, mirrored cabinet and a further useful vanity cupboard, a vertical radiator, two windows to the side elevation, fully tiled to the wall and floor areas and spotlights to the ceiling. Envirovent air conditioning system.

### Bedroom Two

14'09 x 9'04 (4.50m x 2.84m)

With French doors leading directly into an enclosed patio garden.

### Outside

The gardens have been landscaped by the current owners to provide a wonderful outdoor space. To the rear of the property there is an enclosed patio garden with Indian stone (Mint fossil) patio, raised beds with spotlights inset. Climbing shrubs to include roses, jasmine and honey suckle. This area is a really lovely sunny space to sit out in privacy.

To the front and side of the property there are lawned gardens with well stocked flower beds bound by a drystone wall.



## Garage

18'01 x 8'03 (5.51m x 2.51m)

A tarmacadam driveway leads to the detached garage. The garage has been insulated and provides built in shelving, power points, lights, log store and an up and over style garage door. Additional door leading into the garden.

## 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.

## Addingham

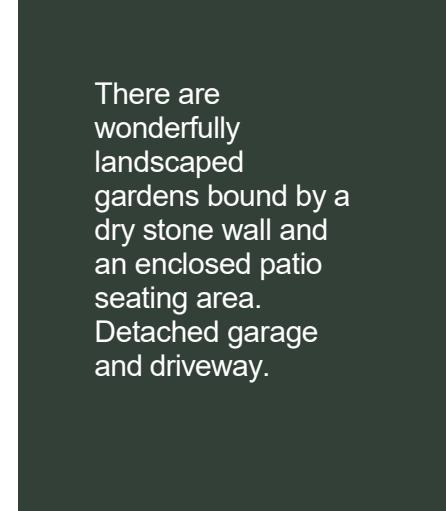
With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by ofsted in 2023. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds, Bradford and London.

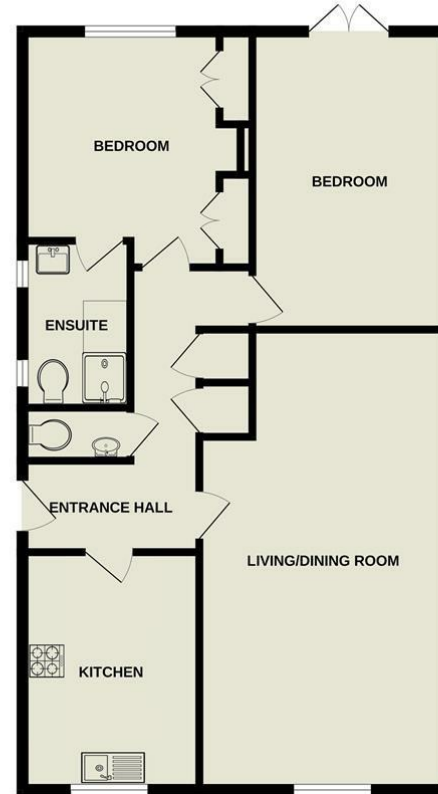
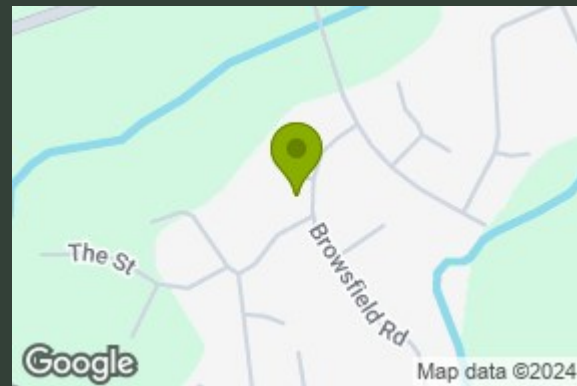
## Council Tax

City of Bradford Metropolitan District Council Tax Band D.

## 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.





TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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/>