



Ridleys Fold | | LS29 0SQ

Asking price £325,000

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WHITE**
Trusted Estate Agents

5 Ridleys Fold |

| LS29 0SQ

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A charming stone fronted, three bedroomed home nestled within a peaceful cul de sac just a stone's throw from Addingham Main Street, featuring gardens to the front and rear, garage and a driveway providing off-street parking for two cars.

- Three Spacious Bedrooms
- Garage & Driveway
- Gardens To Front & Rear
- Quiet Yet Central Village Setting

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

5'10 x 5'9 (1.78m x 1.75m)

With a window to the side elevation and glazed double doors leading to:

Sitting Room

18'6 x 10'11 (5.64m x 3.33m)

A welcoming sitting room featuring a gas fire with tiled surround and stone hearth, exposed beams and two windows overlooking the front garden. An opening leads to:

Dining Area

10'1 x 7'5 (3.07m x 2.26m)

Adjoining both the sitting room and kitchen.

Kitchen

11'8 x 7'9 (3.56m x 2.36m)

Comprising a range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include provision for an oven, space for a fridge/freezer, plumbing for a dishwasher and plumbing for a washing machine. Door leading to the rear garden.

First Floor

Bedroom

15'0 x 10'0 (4.57m x 3.05m)

A sizeable double bedroom including a linen cupboard.

Bedroom

10'6 x 8'1 (3.20m x 2.46m)

An ample bedroom with an adjoining store room that offers the potential to add an en suite.



This inviting home offers a sense of peace and seclusion whilst still being within a short stroll of Addingham's various amenities.



Store Room

7'11 x 5'6 (2.41m x 1.68m)
Including a velux window.

Bedroom

11'4 x 8'7 (3.45m x 2.62m)
A further double bedroom enjoying an outlook over the rear garden.

Bathroom

7'8 x 6'11 (2.34m x 2.11m)
Comprising a bath with shower over, hand wash basin, w.c and a velux window.

Outside

Garage

16'8 x 8'0 (5.08m x 2.44m)
Currently divided into two halves, consisting of a utility area and a garage store.
Accessed either via an up and over door from the driveway or a single door to the rear.

Front Garden

A well-kept lawned garden featuring well-stocked flower beds bordered by a stone wall.

Rear Garden

Including a paved seating area, lawned section, raised bed and a gravelled area.

Driveway

A block paved driveway providing off-street parking for two cars.

Tenure

Freehold.

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

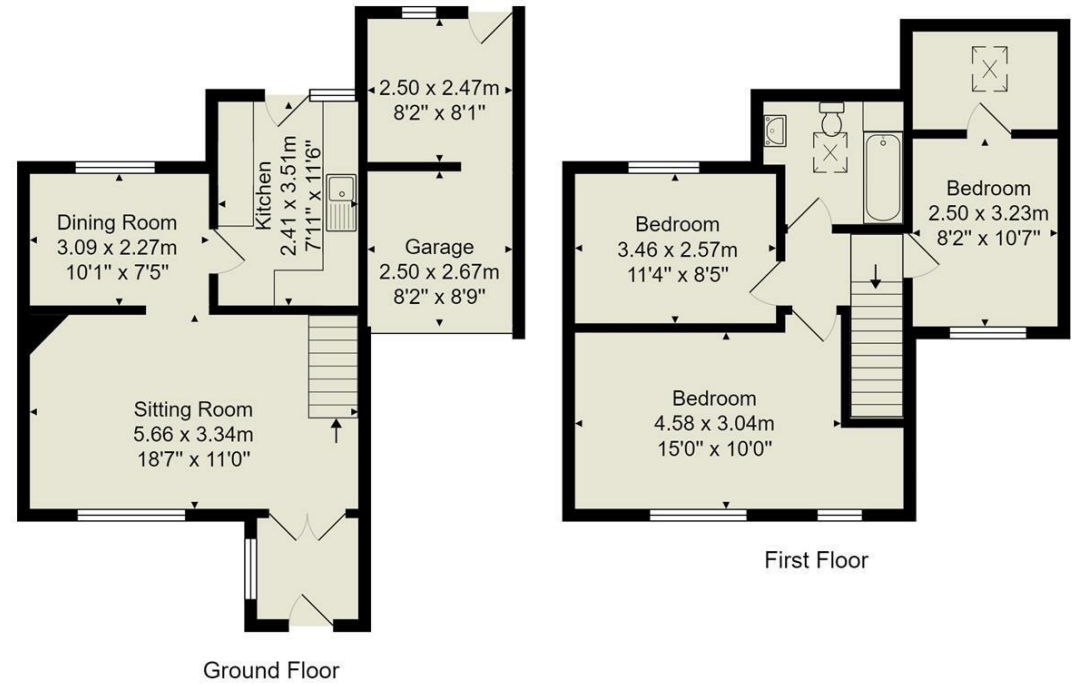
City of Bradford Metropolitan District Council Tax Band E

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.



Ground Floor

First Floor

Total Area: 101.8 m² ... 1095 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(11-11) B			
(10-10) C		70	
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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