



Main Street | | LS29 0PD

Asking price £365,000

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Trusted Estate Agents

75 Main Street |
Addingham | LS29 0PD
Asking price £365,000

A beautiful semi-detached home offering versatile two double bed roomed accommodation bursting with character and charm, benefitting from a secluded yet convenient position just off Addingham Main Street.

- Two Double Bedrooms
- Exceptional South West Facing Terrace
- Off-Street Parking
- Versatile Living Spaces

With gas central heating, the accommodation comprises:

Ground Floor

Orangery

14'6 x 6'8 (4.42m x 2.03m)

With an abundance of natural light, the inviting entrance features a high quality laminate wood floor and flows into:

Kitchen

14'2 x 6'8 (4.32m x 2.03m)

Comprising a good range of base and wall units with coordinating timber work surfaces and concealed lighting. Integrated appliances include a range cooker with six ring gas hob and hood over, fridge/freezer, dishwasher and plumbing for a washing machine.



The property features a private, South West facing terrace that enjoys a lovely outlook over the adjoining field to the rear. A sweeping driveway shared with just one other property leads from Main Street to the home, ultimately providing secure off-street parking.



Sitting Room

16'6 x 11'7 (5.03m x 3.53m)

An inviting sitting room adjoining the orangery and inner hall, featuring a wood burning stove on slate hearth and recessed store cupboards.

Cloakroom

Located off the sitting room and including a hand wash basin, w.c and a heated towel rail.

Dining Room

11'11 x 10'4 (3.63m x 3.15m)

With high quality laminate wood flooring and a glazed door to the inner hall. The dining room also provides access to a spacious store space and to a covered external store area.

First Floor

Landing

Including useful fitted store cupboards and enjoying an outlook over a field to the rear.

Bedroom

11'6 x 10'0 (3.51m x 3.05m)

An ample double bedroom featuring a recessed wardrobe and French doors that lead out to the private terrace. A hatch provides access to a boarded loft that offers potential to add further accommodation, subject to the usual planning permissions.

Bedroom

11'10 x 11'7 (3.61m x 3.53m)

A second double bedroom including a range of fitted wardrobes and offering a pretty outlook towards open fields.

Bathroom

7'10 x 6'5 (2.39m x 1.96m)

Comprising a bath, walk-in shower, hand wash basin, w.c and a heated towel rail.



Outside

Terrace

A standout feature is the private, elevated terrace accessed directly from the rear bedroom or via the covered external store area. The decked terrace offers a beautiful outlook over the adjoining field and towards Main Street. This South West facing spot is the perfect place to make the most of the evening sun.

Parking

A gravelled driveway provides off-street parking for two cars.

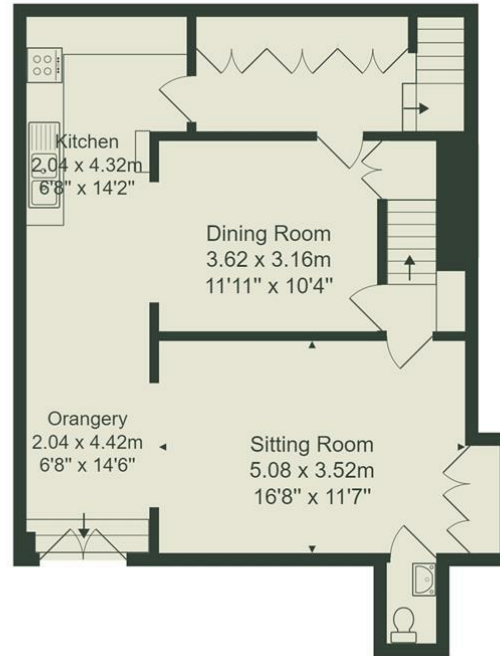
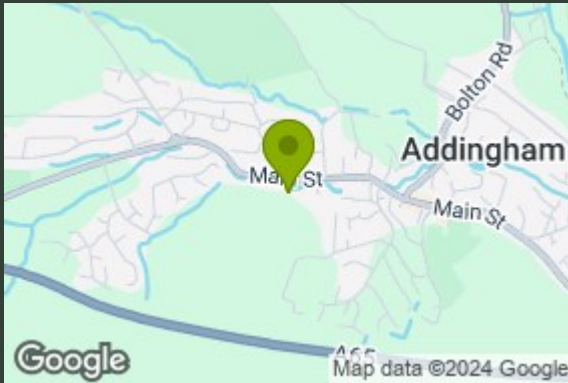
Tenure

Freehold.

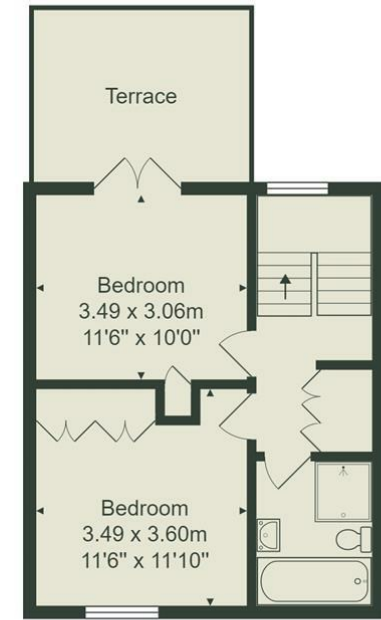


75 Main Street offers a sense of privacy and seclusion whilst still being within a short walk of Addingham Main Street's various amenities.





Ground Floor



First Floor

Total Area: 103.9 m² ... 1119 ft² (excluding terrace)

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			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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