



Jonathan Garth | | Addingham | LS29 0TD

£650,000

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WHITE**  
Trusted Estate Agents

15 Jonathan Garth |  
Addingham | LS29 0TD  
£650,000

A rare opportunity to purchase a superbly extended detached family home situated in an enviable position backing onto open fields and with uninterrupted views towards Beamsley Beacon. The property offers light and spacious living space with a fabulous extension. The accommodation in brief comprises a welcoming entrance hallway with cloak room and laundry room off. An open plan bespoke kitchen by 'Lime Kiln' with a central island, opening onto a spacious sitting area with bifold doors leading to the rear garden, gym, utility, dining room and snug complete the ground floor accommodation. To the first floor there are four double bedrooms and a luxury family bathroom. Gardens and parking.

- Four double bedrooms
- Three reception rooms
- Stunning views of Beamsley Beacon
- Landscaped gardens
- Ample parking for four cars
- Under floor heating to the ground floor

### Entrance Hall

8'06 x 7'10 (2.59m x 2.39m)

With a composite and glazed entrance door, tiled floor, spotlights to the ceiling and a window to the front elevation.

### Laundry Room

6'05 x 4'10 (1.96m x 1.47m)

With a tiled floor area, plumbing for a washing machine and space for a dryer.

### Cloakroom

5'10 x 3'08 (1.78m x 1.12m)

With a tiled floor area, WC, wall hung vanity sink unit, a window to the front elevation and spotlights to the ceiling.



A rare opportunity to purchase a superbly extended detached family home situated in an enviable position backing onto open fields.



## Kitchen

19'10 x 13'02 (6.05m x 4.01m)

A stunning, recently fitted kitchen by 'Lime Kiln' of Addingham comprising a range of wall and base units with sparkle granite work tops and upstands. Recessed sink and drainer. Central island with a built in five ring gas hob, the island also provides further storage and space to dine. A range of built in appliances to include an eye level oven and grill and a dishwasher. There is space for an American style fridge/freezer. Tiling to the floor area, spotlights to the ceiling and a window to the rear elevation. Opening onto an open plan seating area;

## Living Room

19'06 16'09 (5.94m 5.11m)

A wonderfully light and open space with a full height ceiling with spotlights and three Velux windows. Bifold doors open onto the rear garden. There are French doors to the side elevation and a tiled floor.

## Gym

9'10 x 8'11 (3.00m x 2.72m)

With a window to the front elevation, tile effect floor and spotlights to the ceiling.

## Boot Room

9'0 x 6'9 (2.74m x 2.06m)

With a window to the front elevation, wash basin, tile effect flooring and a door to the side elevation.

## Snug

12'01 x 10'10 (3.68m x 3.30m)

European oak flooring, window to the front elevation and oak and glazed doors leading to the;

## Dining Room

13'11 x 12'01 (4.24m x 3.68m)

With a tiled floor area and French doors to the rear elevation.

## Stairs to the first floor



## Landing

With a loft access hatch.

## Bedroom

12'11 x 12'02 (3.94m x 3.71m)

A range of built in wardrobes and shelving and a window to the front elevation.

## Bedroom

12'0 x 10'0 (3.66m x 3.05m)

A window to the front elevation and a built in storage cupboard.

## Bedroom

11'11 x 10'02 (3.63m x 3.10m)

With a window to the rear elevation with views towards Beamsley Beacon.

## Bedroom

12'9 x 7'0 (3.89m x 2.13m)

With a window to the rear elevation and views towards Beamsley Beacon.

## Bathroom

8'05 x 7'11 (2.57m x 2.41m)

A stylish, contemporary bathroom suite comprising a walk in double shower, bath, half pedestal wash basin, WC, matching wall and floor tiles, a window to the rear elevation and a towel rail.

## Outside

To the front of the property there is a tarmacadam drive providing ample parking space. There is a level lawned front garden and a raised half moon Indian stone patio area to the front of the property.

The landscaped gardens are a particular feature of the property with blue slate paths edged with cobbles winding their way around a level half moon lawned area. There are various Indian stone patio seating areas and well stocked borders with a variety of shrubs and perennials. The gardens back onto open fields. Stunning views towards Beamsley Beacon.

A particular feature of this property are the wonderful landscaped gardens offering well stocked borders, blue slate pathways and various Indian stone patio seating areas.





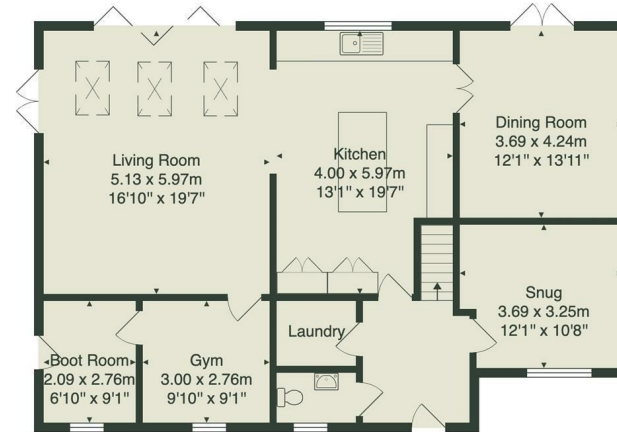
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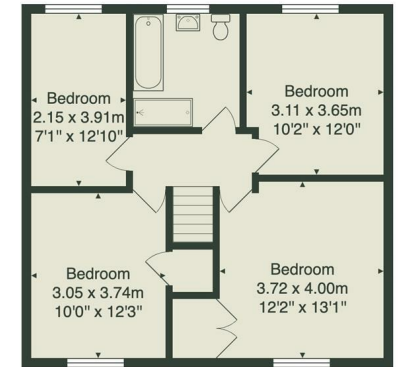
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Ground Floor



First Floor

Total Area: 175.0 m<sup>2</sup> ... 1884 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			
England & Wales		EU Directive 2002/91/EC	

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