



Southfield Terrace | | LS29 0PA

Asking price £270,000

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21 Southfield Terrace |

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A beautifully presented and spacious two double bed roomed mid-terrace home arranged over three floors, enjoying outstanding long distance views and featuring low maintenance gardens to the front and rear.

- Two Double Bedrooms
- Spacious Bathroom
- Low Maintenance Gardens To Front & Rear
- Stunning Views Over Open Fields
- Cul De Sac Location
- Walking Distance From Village Amenities

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

A double glazed entrance porch with a door leading to:

Sitting Room

13'1 x 13'1 (3.99m x 3.99m)

An inviting sitting room featuring a wood burning stove on stone hearth with brick surround, ceiling rose and a fitted cabinet.

Dining Room

10'0 x 8'1 (3.05m x 2.46m)

With high quality wood flooring and an understairs store cupboard.



Forming part of a peaceful cul de sac within a well-established residential area, this charming property retains much of its original character and is within a short walk of Addingham Main Street.



Kitchen

13'6 x 7'11 (4.11m x 2.41m)

Comprising an extensive range of base and wall units with coordinating work surfaces and concealed lighting as well as a slate tiled floor. Appliances include a Smeg range cooker with five ring gas hob plus hood over, dishwasher, space for fridge/freezer and plumbing for a washing machine. The kitchen also features a dual aspect with views over open fields as well as a door leading to the rear garden.

First Floor

Bedroom

13'2 x 10'11 (4.01m x 3.33m)

A spacious double bedroom including a wood panelled wall and an exposed brick chimney breast with cast iron feature fireplace.

Bathroom

10'8 x 7'3 (3.25m x 2.21m)

A particularly generous bathroom comprising a bath, walk-in shower, hand wash basin and w.c.

Second Floor

Bedroom

14'1 x 13'2 (4.29m x 4.01m)

A second double bedroom including an exposed brick chimney breast, exposed beams, useful under-eaves store cupboards and a dormer window offering a delightful outlook.

Outside

Front Garden

A pretty gravelled area enclosed by iron railings.

Rear Garden

Situated beyond the access road to the rear of the property is a lovely gravelled seating area that overlooks the adjoining fields.

Tenure

Freehold.



Total Area: 81.9 m² ... 882 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			82
(10-10) C			
(9-9) D		55	
(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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