



St. Pauls Rise | Addingham | LS29 0QD

Asking Price: £399,950

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7 St. Pauls Rise | Addingham
| LS29 0QD
Asking price £399,950

An attractive, well-proportioned three bedroomed home enjoying far reaching views and forming part of a well-established residential area located within a short stroll of Addingham Main Street.

- Long Distance Views
- Sought After Location
- Lawned Gardens To Front & Rear
- Garage & Driveway

With gas central heating, the accommodation comprises:

Entrance Hall

11'8 x 5'10 (3.56m x 1.78m)

With laminate wood flooring and a useful understairs store cupboard.

Sitting Room and Dining Area

24'7 x 12'6 (7.49m x 3.81m)

Sitting Room

Featuring an electric fire with marble surround and hearth as well as a bowed window to the front elevation.

Dining Area

Adjoining the sitting room and including French doors that lead out to a decked seating area.

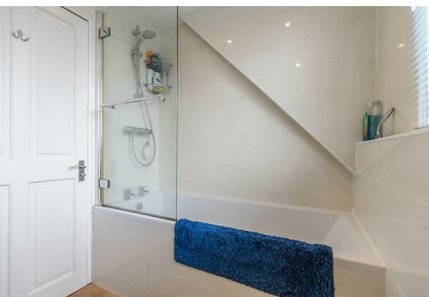
Kitchen

12'5 x 8'10 (3.78m x 2.69m)

Comprising a good range of base and wall units with coordinating timber work surfaces and tiled splashback. Appliances include an oven plus grill, four ring gas hob with hood over, plumbing for dishwasher, plumbing for washing machine and space for fridge/freezer. A stable door opens to the rear garden.



The property features a lawned front garden with fruit trees, well-kept lawned rear garden, garage and block-paved driveway.



First Floor

Bedroom

11'7 x 10'8 (plus entry recess) (3.53m x 3.25m (plus entry recess))

A spacious double bedroom featuring a recessed wardrobe and an outlook over the front garden.

Bedroom

10'9 (plus entry recess) x 10'4 (3.28m (plus entry recess) x 3.15m)

A further double bedroom including a recessed wardrobe, recessed linen cupboard and enjoying a long distance outlook to the rear.

Bedroom

7'11 x 7'10 (2.41m x 2.39m)

With a window to the front elevation.

Bathroom

7'7 x 6'1 (2.31m x 1.85m)

Smartly presented and comprising a bath with shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Outside

Front Garden

A lawned front garden with fruit trees and mature shrubs.

Rear Garden

Including a lawned section with shrub border, elevated decked seating area, gravelled section and a further paved seating area.

Garage

17'0 x 8'8 (5.18m x 2.64m)

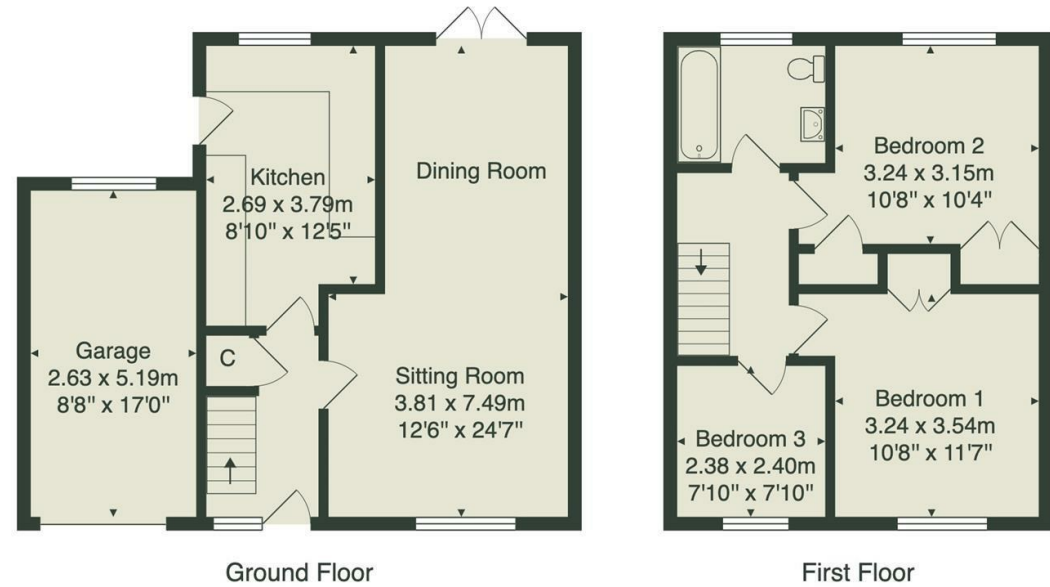
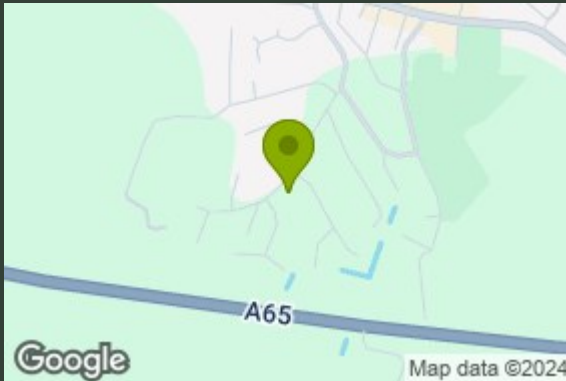
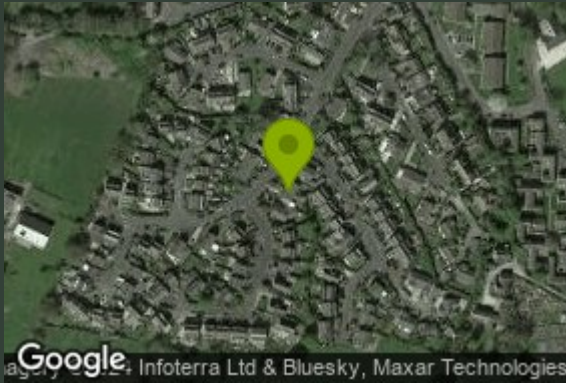
Accessed via an electric roller door.

Driveway

A block paved driveway provides off-street parking.

Tenure

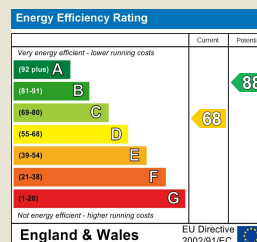
Freehold.



Total Area: 86.2 m² ... 928 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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