



Main Street | | LS29 0LU

Asking price £380,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

178 Main Street |  
Addingham | LS29 0LU  
Asking price £380,000

A handsome and spacious four bedroomed/ two bathroom terraced home arranged over three floors, enjoying a beautiful outlook across open fields and featuring low maintenance gardens to the front and rear while also benefitting from access to a lawned shared garden.

- Charming Sitting Room with an Open Fire and views towards the Cricket Field.
- Main Bedroom with En-Suite
- Sought After Secluded Location
- Deceptively Spacious Family Home
- Generous Dining Kitchen
- Three Further Bedrooms and House Shower Room
- Exceptionally Pretty Outlook
- Private Gardens To Front & Rear Plus Additional Communal Garden

With gas central heating, the accommodation comprises:

#### Ground Floor

##### Entrance Vestibule

Accessed via a composite door and with a tiled floor.

##### Sitting Room

16'7 x 15'0 (5.05m x 4.57m)

Featuring an open fire with tiled hearth, high quality laminate wood flooring and enjoying a South Westerly aspect.

##### Inner Hall

Connecting the sitting room with the dining kitchen and with stairs leading to the first floor.

##### Dining Kitchen

14'3 x 13'2 (4.34m x 4.01m)

A spacious dining kitchen comprising an extensive range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven, microwave, four ring gas hob with hood over, integrated dishwasher, space for fridge/freezer and plumbing for a washing machine. A utility area includes further base units with coordinating work surfaces and space for a dryer. The dining kitchen offers a lovely outlook over the rear garden.

#### First Floor

##### Bedroom

13'6 x 8'11 (4.11m x 2.72m)

An ample double bedroom with a South Westerly aspect.

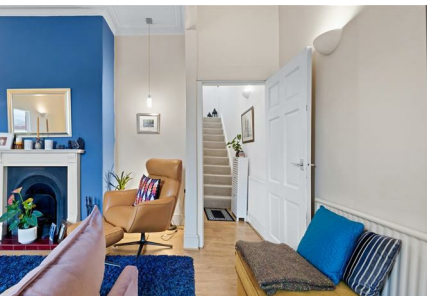
##### Bedroom

10'7 x 9'6 (3.23m x 2.90m)

A second double bedroom providing an outlook towards Beamsley Beacon.



A deceptively spacious property nestled within a peaceful and sought after residential area on the Eastern side of Addingham, this inviting home is just a brief stroll from the village's amenities and retains much of its original period charm.



## Bedroom

9'2 x 7'3 (2.79m x 2.21m)

With a view of Addingham Moorside.

## Shower Room

8'5 (max) x 6'3 (max) (2.57m (max) x 1.91m (max))

A particularly smart shower room comprising a walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.

## Landing

20'4 x 7'7 (6.20m x 2.31m)

Providing ample space for a study area. A window allows for plenty of natural light and offers a view of Beamsley Beacon.

## Second Floor

### Principal Bedroom

16'6 x 10'8 (5.03m x 3.25m)

A sizeable double bedroom featuring a larger dormer window that provides an outstanding outlook over open fields and towards Addingham Cricket Club. Also including a walk-in wardrobe that provides access to boarded under-eaves storage space.

### En Suite

9'3 x 6'9 (2.82m x 2.06m)

Comprising a bath with shower over, hand wash basin within vanity unit, w.c and a velux window.

## Outside

### Front Garden

A gravelled, South West facing front garden enclosed by a stone wall.

### Rear Garden

To the rear of the property is a paved area. Beyond the paved area is a beautifully maintained, lawned garden that is shared with a small number of neighbours.

## Tenure

Freehold.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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.

## 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.

## Council Tax

City of Bradford Metropolitan District Council Tax Band D.

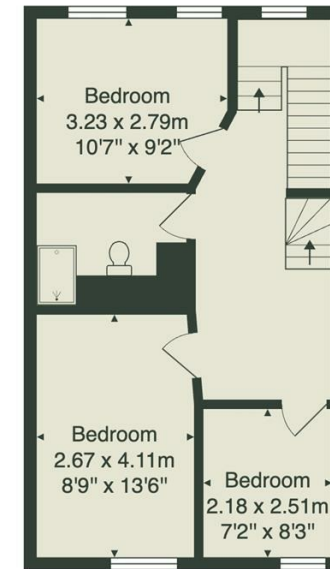
## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

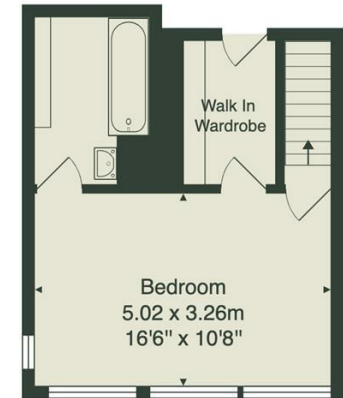
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Ground Floor



First Floor



Second Floor

Total Area: 121.8 m<sup>2</sup> ... 1311 ft<sup>2</sup>

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	81
(81-91) B	
(69-80) C	
(55-68) D	44
(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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