



High House Mews | | LS29 0SJ

Asking price £340,000

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WHITE**
Trusted Estate Agents

24 High House Mews |

| LS29 0SJ

Asking price £340,000

A well-presented two double bedroomed/two bathroom home enjoying a superb outlook over lawned communal grounds and towards Addingham Moorside.

High House Mews is a highly regarded, purpose built development for the over 55's, conveniently positioned at the very heart of Addingham. Surrounded by immaculately maintained communal grounds, this charming cottage includes a garage and benefits from shower rooms on both the ground and first floor.

- Two Double Bedrooms
- Beautiful Outlook
- Over 55's
- Garage
- Two Bathrooms
- Secluded Yet Convenient Location
- Sitting Room & Dining Room

Ground Floor

Entrance hall

11'10 x 6'5 (3.61m x 1.96m)

Window to the front door and an understairs store cupboard.

Shower room

6'5 x 4'10 (1.96m x 1.47m)

Walk in shower with a glass screen, hand wash basin set within vanity unit, w.c and heated towel rail.

Sitting room

19'3 x 10'9 (5.87m x 3.28m)

Featuring a gas fire with marble surround and hearth, outlook over the lawned communal grounds and two wall light points. An opening leads to:

Dining room

9'5 x 9'8 (2.87m x 2.95m)

Adjoining both the kitchen and sitting room, with french doors lead to a paved seating area.

Kitchen

11'9 x 7'9 (3.58m x 2.36m)

Comprising a good range base and wall units with granite surfaces and concealed lighting. Appliances include an oven, microwave, washing machine, slimline dishwasher. Outlook over the communal grounds to the rear.

First Floor



Smartly presented and easily maintained, this attractive two double bedroomed home is the ideal property for those looking to downsize.



Bedroom

14'1 x 12'9 (4.29m x 3.89m)

An ample double bedroom including a range of fitted wardrobes and a recessed store cupboard. Pleasant outlook over the communal grounds.

Bedroom

15'3 x 9'1 (4.65m x 2.77m)

A further double bedroom enjoying an outlook over the grounds and duckpond. Undereaves store cupboard, additional recessed store cupboard and a fitted wardrobe.

Shower room

8'0 x 5'5 (2.44m x 1.65m)

Smartly presented and comprising a walk-in shower with a glass screen, hand wash basin set within vanity unit, w.c, heated towel rail and a velux window.

Outside

Garage

16'6 x 8'2 (5.03m x 2.49m)

Garage to the left and rear of the property, accessed via an electric up and over door.

Parking

High House Mews provides some parking for visitors.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band D.

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.

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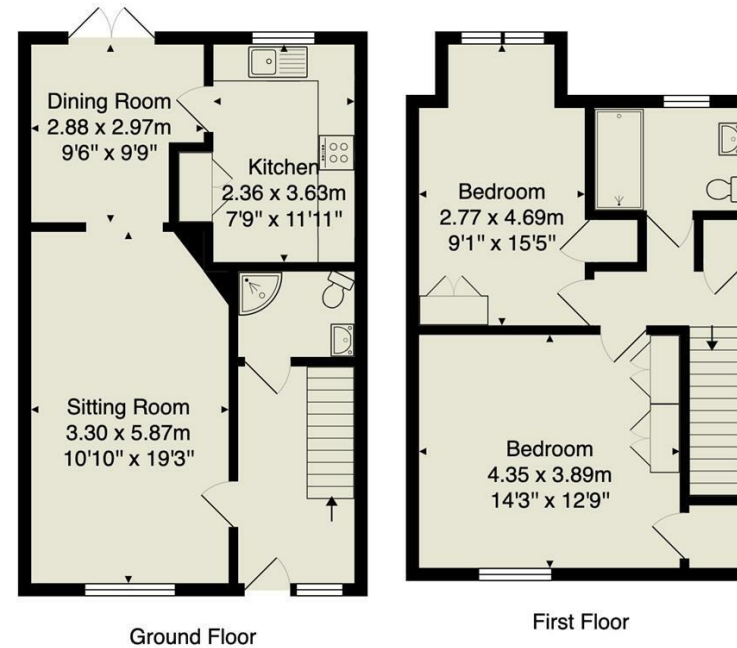
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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

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>

Tenure

The property is leasehold with a



Total Area: 92.0 m² ... 990 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		
(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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