



Saw Mill Lane | Addingham | Addingham | LS29 0ST

£425,000

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WHITE**
Trusted Estate Agents

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A unique luxury apartment with a private entrance and garden, occupying an enviable setting in a mature and much admired neighbourhood within a short level stroll of village amenities. The imaginatively designed accommodation includes a very spacious open plan living area with a sitting area, dining area and fitted kitchen, a principal bedroom with a dressing room and bathroom together with a second bedroom with en suite facilities. Externally there is a very private courtyard garden and a double garage.

- Superb First Floor Luxury Apartment
- Private Entrance & Secluded South Facing Garden
- Principal Bedroom With Dressing Room & Bathroom
- Double Garage
- EPC Rating C
- Appointed Throughout To A Very High Standard
- Large Open Plan Living Area With Luxury Kitchen
- Further Double Bedroom With En Suite Shower Room
- Short Level Stroll To Village Amenities
- Council Tax Band D

GROUND FLOOR

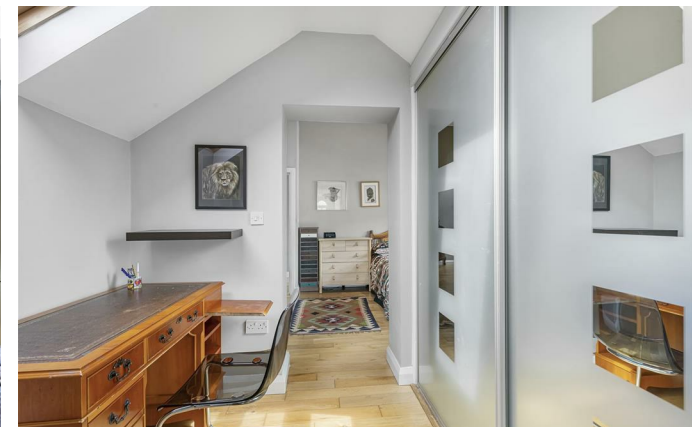
Handsome external stone staircase leading to the apartment.

FIRST FLOOR

Open Plan Living Area

26'4" x 18'0" (8.03m x 5.49m)

The property is approached via a large, bright and spacious living area, with hardwood flooring throughout which divides into three separate areas comprising:



A unique luxury apartment with a private entrance and garden, occupying an enviable setting in a mature and much admired neighbourhood within a short level stroll of village amenities.



Sitting Area

With a south facing Juliet balcony overlooking the private and enclosed garden. Further window to the side elevation and 4 Velux rooflight windows. Recessed spotlights.

Dining Area

With the panelled entrance door and a Velux rooflight window.

Kitchen Area

Equipped to a high standard with a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces and a stainless steel sink with a mixer tap. Glass fronted china cabinets. Integrated appliances include a double oven, hob with extractor fan over, dishwasher and a fridge and freezer. Velux rooflight window.

Bedroom 1

13'10" x 9'9" (4.22m x 2.97m)

With a hardwood floor, recessed spotlights and an open arch to:

En Suite Dressing Room

7'0" x 6'4" (2.13m x 1.93m)

With recessed mirror fronted wardrobes and cupboards, under eaves store cupboard and a study/dressing area with a Velux rooflight window above. There is further hidden under eaves storage behind the wardrobe.

En Suite Bathroom

With a panelled bath, low suite wc and a wash basin with a cupboard beneath. Fitted wall mirror. Arched window and Velux rooflight window. Ceramic tiling to the floor and walls. Heated towel rail.

Bedroom 2

11'0" x 7'10" (3.35m x 2.39m)

With a mirror fronted recessed wardrobe, recessed spotlights and a hardwood floor.

En Suite Shower Room

With a tiled shower cubicle, low suite wc and a wash basin with a cupboard beneath. Fitted wall mirror and ceramic tiling to the floor and walls. Heated towel rail Under eaves store cupboard.

OUTSIDE

Double Garage

18'6" x 18'0" (5.64m x 5.49m)

Approached via twin up and over doors from a courtyard to the rear. There is a further garage door and side door opening onto the garden.

Garden

The property is approached by a lovely private garden area which enjoys a very pleasant southerly aspect. There is a high quality artificial lawn and a number of established shrubs. There is a useful garden store beneath the external staircase.



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.

Tenure

The property is held on the balance of a 999 year lease from 25 October 2002 at a peppercorn ground rent. A quarterly service charge, currently £135, is paid to Old Saw Mill Management Ltd.

Council Tax

City of Bradford Metropolitan District Council Tax Band D

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>

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.

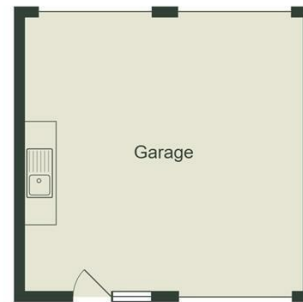
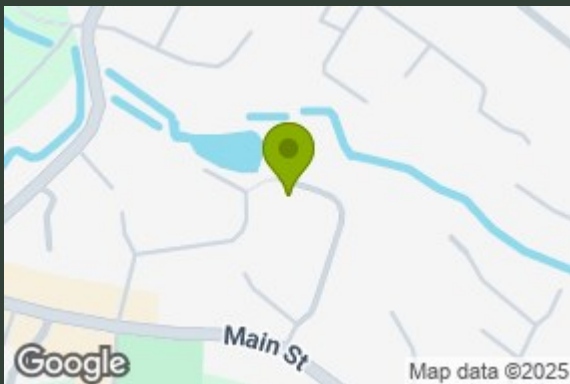
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Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please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

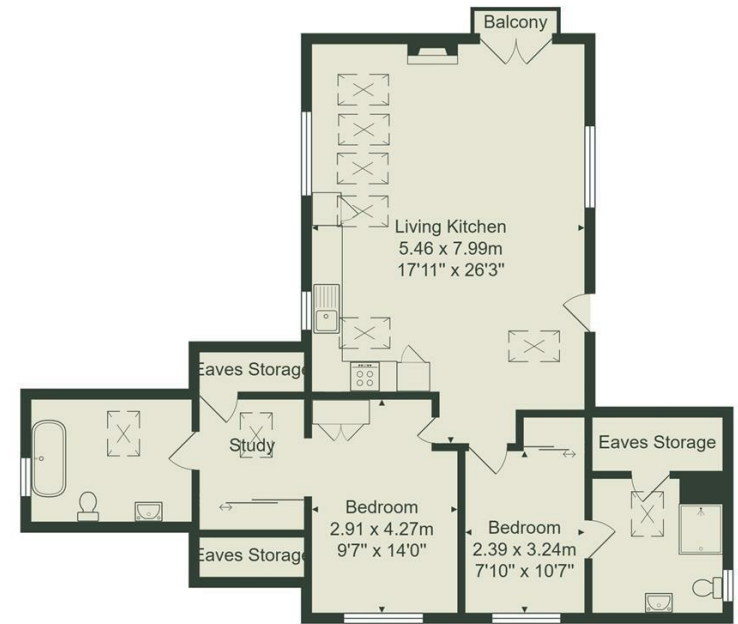


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Ground Floor



First Floor

Total Area: 121.9 m² ... 1312 ft² (excluding balcony)

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		
(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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