



High Bank Close | Addingham | LS29 0TL

Asking price £295,000

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# 5 High Bank Close | Addingham Ilkley | LS29 0TL Asking price £295,000

A rare opportunity to acquire a three bedroomed detached home with off-street parking for two cars, nestled within a peaceful cul de sac just a brief stroll from Addingham Main Street.

- Rare Opportunity
- Ample Off-Street Parking
- Three Bedrooms
- Peaceful Yet Convenient Location

With gas central heating, the accommodation comprises:

## Ground Floor

### Entrance Porch

With a stone floor and an oak door leading to:

### Dining Kitchen

15'6 x 14'4 (4.72m x 4.37m)

A spacious dining kitchen including a range of base and wall units with coordinating work surfaces and tiled splashback. Integrated appliances include an oven, four ring gas hob with hood over and a dishwasher. The dining kitchen also features a useful understairs store cupboard and french doors that lead out to the garden.

### Sitting Room

13'10 x 9'1 (4.22m x 2.77m)

A cosy and inviting sitting room including a feature fireplace with stone hearth and floor to ceiling windows that allow for an abundance of natural light.

## First Floor

### Bedroom

14'8 x 9'8 (4.47m x 2.95m)

A double bedroom featuring exposed beams, three velux windows and a window to the side elevation providing an outlook over open fields and towards Addingham Moorside.





The sizeable dining kitchen features French doors that lead out to an easily maintained garden.



### Bedroom

9'1 x 8'11 (2.77m x 2.72m)

Enjoying a lovely view of Beamsley Beacon.

### Bedroom

7'9 x 6'2 (2.36m x 1.88m)

With a window to the front elevation.

### Bathroom

6'2 x 4'8 (1.88m x 1.42m)

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

### Outside

#### Garden

A low maintenance garden featuring an artificial lawn with flower bed border.

#### Parking

The property includes off-street parking for two cars and offers excellent scope to add a charging point for an electric vehicle.

#### Garage Store

9'5 x 3'5 (2.87m x 1.04m)

Accessed via an electric roller door and including a power point.

### 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.

### 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>

### 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  
397 sq.ft. (36.9 sq.m.) approx.



FIRST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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