



Beacon Street | | LS29 0QX

Asking price £430,000

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2 Beacon Street |  
Addingham | LS29 0QX  
Asking price £430,000

NO ONWARD CHAIN. A truly outstanding two double bedroomed cottage nestled within a highly sought after part of Addingham, featuring a beautiful mature garden and a fully boarded attic room that could be utilised in a number of different ways.

Enjoying a stunning outlook across a meadow and towards St Peter's Church, this inviting home is presented in immaculate order and offers a sense of peace and seclusion whilst still being within a brief stroll of Main Street.

- Two Double Bedrooms
- Fully Boarded Attic Room
- Delightful Garden Room
- Beautiful Rear Garden

With gas central heating, the accommodation comprises:

### Ground Floor

#### Sitting Room

14'8 x 11'10 (4.47m x 3.61m)

A welcoming sitting room accessed via a composite door, including a feature fireplace with brick surround and tiled hearth and a superb outlook across a meadow and towards the church.

#### Breakfast Kitchen

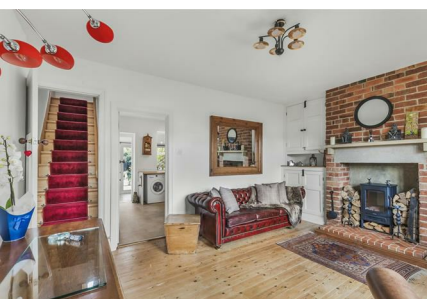
12'10 x 10'2 (3.91m x 3.10m)

Comprising a good range of base and wall units with coordinating work surfaces. Appliances include an oven, four ring ceramic hob with hood over, space for fridge/freezer and a washing machine. A useful understairs pantry with panelling provides additional storage.





Beacon Street is a gorgeous row of period homes, enjoying arguably the prettiest of outlooks in the village.



## Garden Room

9'0 x 6'2 (2.74m x 1.88m)

With a Westerly aspect and French doors leading to the garden.

## First Floor

### Bedroom

11'11 x 10'0 (3.63m x 3.05m)

An ample double bedroom with a stripped pine floor, feature fireplace with tiled hearth and an exceptional outlook.

### Bedroom

10'5 x 10'1 (3.18m x 3.07m)

A second double bedroom including a picture rail and an outlook over the garden as well as across the village. A loft hatch leads to:

### Attic Room

16'0 (max) x 14'10 (4.88m (max) x 4.52m)

A versatile space with exposed beams and two velux windows.

### Bathroom

8'9 x 5'9 (2.67m x 1.75m)

Well-appointed and comprising a bath with rainfall shower over plus glass screen, hand wash basin, w.c, heated towel rail and a linen cupboard.

## Outside

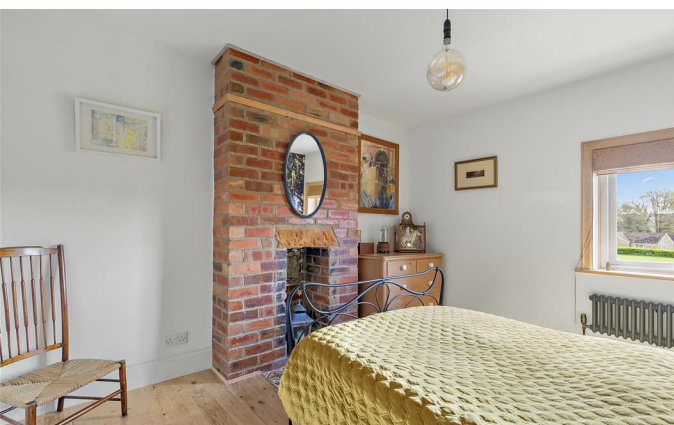
### Front Garden

A modest paved garden enclosed by a stone wall including a raised bed and providing a beautiful outlook over St Peters Church meadow, which is a site of historic interest.

### Rear Garden

A standout feature is the delightful rear garden, which includes a central lawn with paving surround, featuring a raised bed with mature shrubs and trees.







### 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.

### Addingham

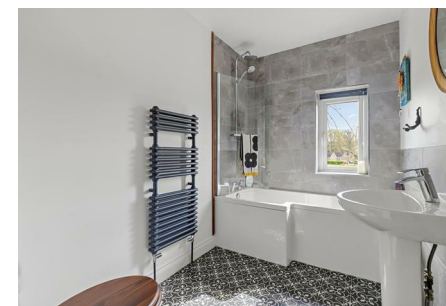
With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school 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.

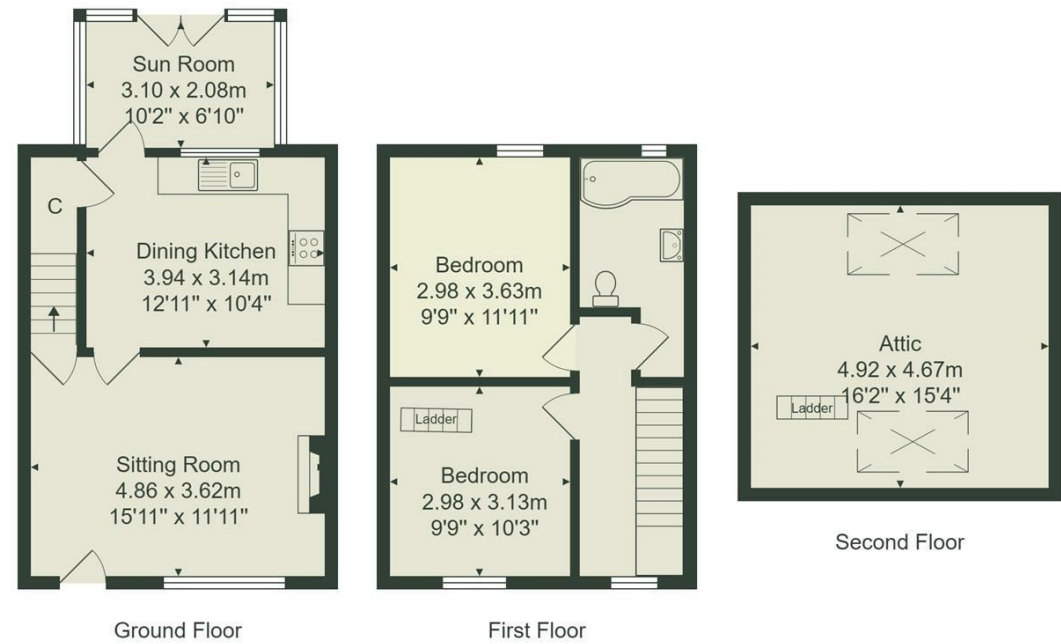
### Council Tax

City of Bradford Metropolitan District Council Tax Band D.

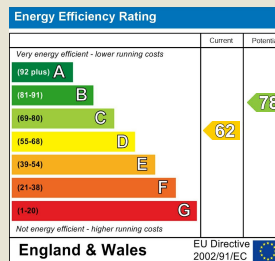


A low-maintenance paved garden is located to the front whilst a lawned and paved garden with mature trees and shrubs can be found to the rear.





Total Area: 97.2 m<sup>2</sup> ... 1046 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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