



North Street | | LS29 0QY

Asking price £650,000

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3 North Street |
Addingham | LS29 0QY
Asking price £650,000

An attractive and substantial detached home providing extremely well-appointed four double bedrooomed, two bathroom accommodation featuring an abundance of living space and a gorgeous West facing garden.

Situated within a highly regarded area just a brief walk from Addingham Main Street, this beautifully presented home includes off-street parking for two cars and enjoys an outlook towards St Peter's Church.

- Four Double Bedrooms/Two Bathrooms
- Three Living Spaces
- Colourful West Facing Garden
- Off-Street Parking For Two Cars

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

With oak flooring and a window to the front elevation.

Dining Room

15'5 x 12'7 (4.70m x 3.84m)

Adjoining the sitting room and kitchen, the dining room includes oak flooring, feature radiator and offers an outlook over the front garden.



A sizeable and thoughtfully designed living kitchen provides the ideal family space, with bi-folding doors leading out to the West facing garden.



Sitting Room

15'6 x 11'10 (4.72m x 3.61m)

An inviting sitting room featuring a wood burning stove with stone surround and hearth plus feature radiator. Oak bi-folding doors lead to:

Garden Room

9'7 x 8'2 (2.92m x 2.49m)

Glazed to three sides and with French doors leading to the garden.

Living Kitchen

24'8 (max) x 15'6 (max) (7.52m (max) x 4.72m (max))

A high quality, recently installed bespoke wood kitchen comprising an extensive range of base and wall units with coordinating quartz work surfaces and splashback. Integrated appliances include an oven, combination oven, four ring induction hob with hood over, fridge, freezer and a dishwasher. The living area includes under-floor heating and is large enough to function as both a living and dining space. Bi-folding doors open onto the rear garden.

Utility Room

8'2 x 8'2 (2.49m x 2.49m)

Including base and wall units with coordinating quartz work surfaces and splashback, plumbing for a washing machine, space for a dryer and a door leading out to the side of the property.

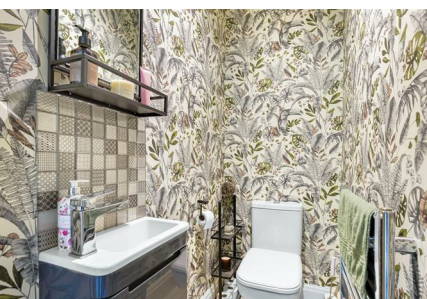
Cloakroom

With a hand wash basin, w.c and a heated towel rail.

First Floor

Landing

With a skylight, hatch to the loft and feature radiator.



Principal Bedroom

14'0 x 11'9 (4.27m x 3.58m)

A sizeable double bedroom featuring a walk-in wardrobe and feature radiator.

En Suite

7'11 x 7'4 (2.41m x 2.24m)

Including a walk-in rainfall shower, hand wash basin, w.c and a feature radiator.

Bedroom

12'11 x 9'6 (3.94m x 2.90m)

A second double bedroom offering an outlook towards St Peter's Church.

Bedroom

11'4 x 8'2 (3.45m x 2.49m)

A third double bedroom featuring recessed wardrobes.

Bedroom

10'9 x 9'6 (3.28m x 2.90m)

A fourth double bedroom including a range of recessed wardrobes and a recessed store cupboard.

Bathroom

9'8 x 7'8 (2.95m x 2.34m)

Highly-appointed and comprising a stand-alone bath, walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.

Outside

Driveway

A gravelled driveway provides off-street parking for two cars.

Front Garden

To the front of the property is a low maintenance gravelled garden that includes a well-stocked flower bed and a seating area.



Rear Garden

A standout feature is the beautifully designed West facing rear garden that includes a lawn, colourful flower beds, elevated seating area, separate paved area and a summerhouse. A storage shed is positioned to the side of the property.

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.





The principal bedroom includes an ample walk-in wardrobe as well as a smartly appointed en suite shower room.

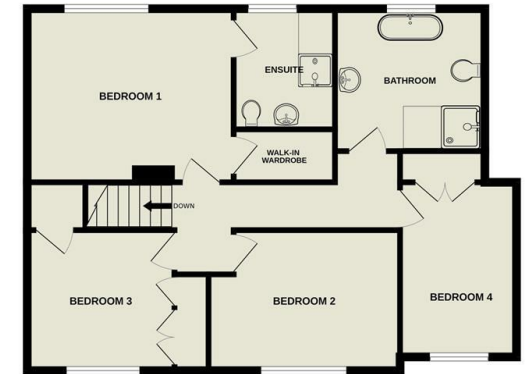




GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

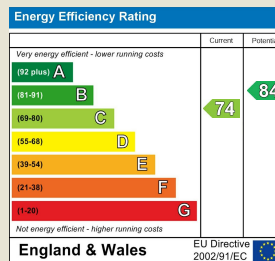


FIRST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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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