Harrison Robinson

Estate Agents

4 Green Lane, Addingham, LS29 0JH

Price Guide £165,000

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GROUND FLOOR

Entrance Hall
A timber entrance door with decorative glazed panel opens into a welcoming, private entrance hall with carpeted flooring and two radiators. Doors give access to the principal rooms in the apartment and a recessed cupboard provides useful storage. Space for an item of furniture.

Lounge
14'4" x 11'9" (4.39 x 3.59)
A lovely comfortable room to the front of the property with double glazed bay window, carpeted flooring and radiator. A log effect, electric fire on a stone hearth with stone surround creates a focal point to this room.

Kitchen
9'6" x 9'4" (2.90 x 2.87)
A well presented breakfast kitchen fitted with a range of cream Shaker style cabinetry with wood effect worksurfaces and Metro tiling to splashbacks, also incorporating a handy breakfast bar. Appliances include electric oven, four ring hob with stainless steel extractor over and there is space and plumbing for a washing machine and tall fridge freezer. Tile effect vinyl flooring, radiator, two, double glazed windows, in addition to a fully glazed uPVC door allowing ample natural light and enjoying wonderful long distance views, giving access to a patio area and the large, communal lawned gardens to the rear.

Bedroom One
12'11" x 11'10" (3.95 x 3.61)
A generously proportioned double bedroom to the rear of the apartment with double glazed window enjoying a beautiful view across open countryside to Ilkley Moor. Carpeted flooring and radiator. A recessed cupboard provides storage and fitted wardrobes and cupboards are a welcome addition.

Bedroom Two
13'0" x 11'5" (3.97 x 3.48)
A second, good sized double bedroom to the front of the property with double glazed window, carpeted flooring and radiator. Fitted cupboards and wardrobes and a further recessed cupboard provide great storage.

Bathroom
A well presented, modern, three-piece bathroom with low-level W.C., handbasin with chrome mixer tap set in a vanity cupboard with wall mirror over and panel bath with thermostatic shower and waterproof boarding to walls. Neutral wall tiling, chrome, ladder style, heated towel rail, wall mounted cupboard housing the recently installed gas central heating boiler, ceiling light. Newly fitted, parquet style vinyl flooring, obscure, double glazed window to rear.

OUTSIDE

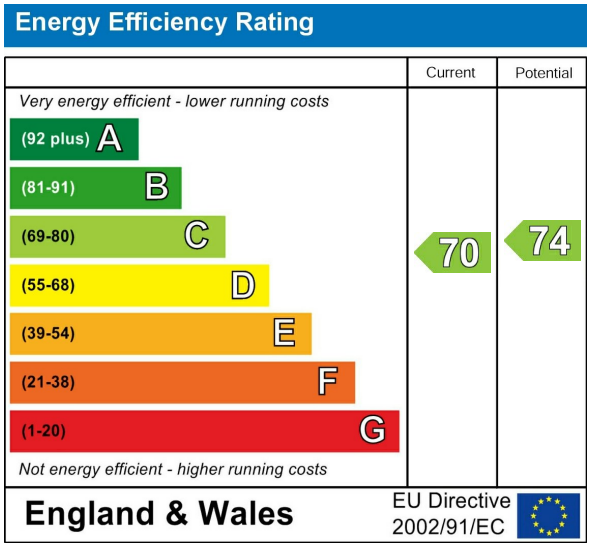
Garden
To the front the apartment is well set back from the road enjoying a delightful lawned foregarden housing mature shrubs and attractive planting, accessed via a timber gate and pathway. This is a delightful spot to sit and enjoy the peace and quiet. To the rear there is a lovely patio area with wooden pergola, perfect to sit and enjoy the beautiful view up to Ilkley Moor and a lawned area which extends to the wider, lawned communal gardens. A brick built shed provides useful storage.

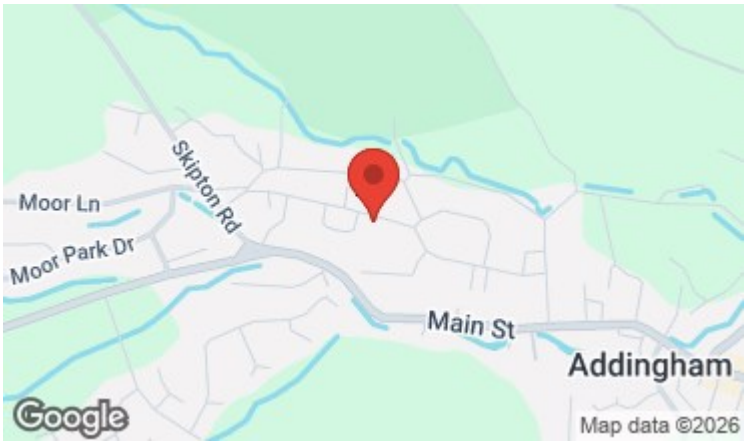
NOTES
We are advised by our vendor that the property is leasehold with the remainder of a 125 year lease from 1993.
The service charge is £13.55 per month to include gardening and external maintenance, payable to Incommunities.
Buildings insurance is paid separately and was £100 from April 2024 to March 2025.
Pets are allowed.

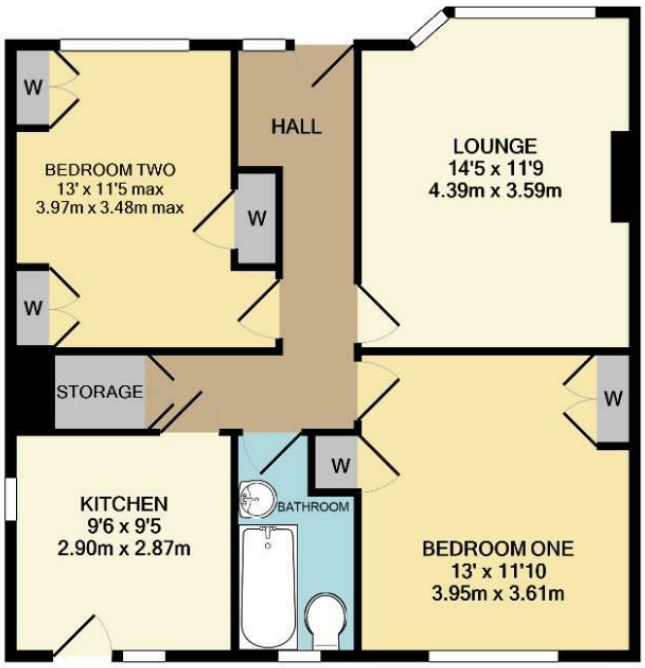
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast Fibre Broadband is shown to be available to this property.
Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

Tel: 01943 968 086

- Two Double Bedroom Ground Floor Apartment
- Private Lawned Foregarden
- Beautiful Views Across To Ilkley Moor
- Updated Three Piece Bathroom
- Well Presented Throughout
- Fitted Kitchen With Access To Rear Patio
- Spacious Lounge With Bay Window
- Walking Distance To Village Amenities
- Council Tax Band B







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TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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