



Parsons Meadow | | Addingham | LS29 0FG

Offers over £525,000

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7 Parsons Meadow | Addingham | LS29 0FG Offers over £525,000

A beautifully presented, high quality home designed to offer a high degree of versatility with spacious accommodation spanning four floors.

Built in 2022 by the highly regarded Skipton Properties, this outstanding property has a picturesque outlook over a meadow with grazing sheep along with far reaching views over the village and towards Beamsley Beacon. The current owners have made a number of thoughtful improvements that mean 7 Parsons Meadow is the true definition of a 'turn key' home.

- Beautifully Appointed Throughout.
- Off-Street Parking For Two Cars
- Stunning Views
- Private Balcony

With gas central heating and double glazing, the accommodation comprises:

Ground Floor

Reception Hall

25'8 x 6'8 (7.82m x 2.03m)

Accessed via a composite door with a large glass panel to the side that offers a superb view of Beamsley Beacon.

Cloakroom

5'3 x 3'0 (1.60m x 0.91m)

With hand wash basin and low suite w.c.

Study/Playroom

10'1 x 9'8 (3.07m x 2.95m)

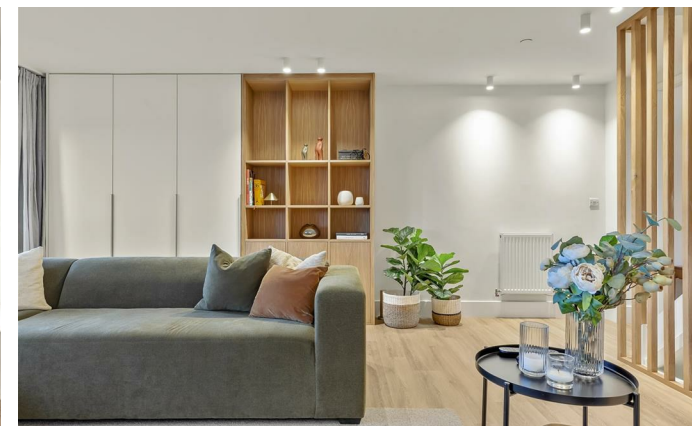
Reimagined by the current owners, this flexible room now includes an extensive range of recessed store cupboards along with a substantial fitted desk with LED backlighting.

Garage

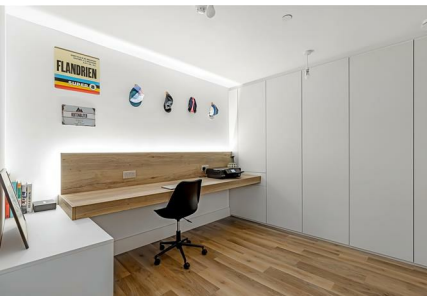
20'3 x 9'8 (6.17m x 2.95m)

Accessed either internally via the reception hall or from the driveway via an electric door.

First Floor



This exceptional four bedroomed home has been thoughtfully re-designed by the current owners, creating flexible accommodation arranged over four floors.



Sitting Room

17'1 x 12'7 (5.21m x 3.84m)

With an abundance of natural light via a window and French doors leading to the balcony. Fitted store cupboard and child's desk.

Balcony

A decked balcony with glass balustrade providing a lovely outlook over Addingham.

Dining Kitchen

17'1 x 10'5 (5.21m x 3.18m)

Highly appointed and comprising a range of base and wall units with coordinating granite worksurfaces and concealed lighting. A custom made butler's pantry with granite worktop, microwave and LED lighting is available by separate negotiation. Appliances include a Rangemaster cooker with five ring gas hob plus hood over, fridge, freezer and dishwasher. French doors lead out to the garden.

Second Floor

Principle Bedroom

12'8 x 10'2 (3.86m x 3.10m)

An impressive double bedroom with a mixture of traditional and contemporary wood paneling.

Dressing Area

With high quality fitted wardrobes, drawers and overhead storage with coordinating dressing table.

Bedroom

10'6 x 8'10 (3.20m x 2.69m)

Bedroom

10'6 x 7'10 (3.20m x 2.39m)

Bathroom

7'3 x 6'7 (2.21m x 2.01m)

Comprising a bath with shower over, hand wash basin within vanity unit w.c. and a heated towel rail.

Third Floor

Landing/Study Area

9'5 x 8'1 (2.87m x 2.46m)

With ample space for a desk and a velux window.

Bedroom

17'2 x 8'8 (5.23m x 2.64m)

A spacious double bedroom with two velux windows.

En Suite

8'2 x 7'4 (max) (2.49m x 2.24m (max))

Featuring a walk-in shower, hand wash basin within vanity unit, w.c, heated towel rail and a velux window.



Outside

Driveway

To the front of the property is a paved driveway providing off-street parking.

Garden

A low maintenance paved garden with raised bed, bordered by a stone wall.

Council Tax

City of Bradford Metropolitan District Council Tax Band F

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.

There is a nominal annual charge of £380.00 paid to CJA Property Management for communal areas outside, including street lighting.

Mobile Signal/Coverage

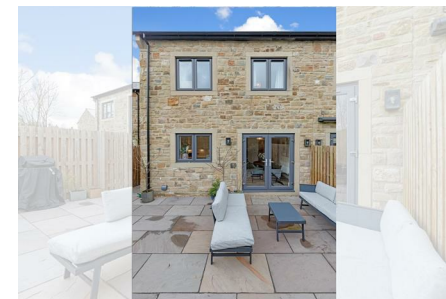
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers. Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler. Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

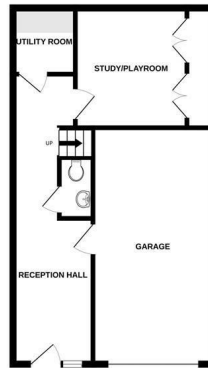


A block-paved driveway provides off-street parking for two cars, while the integral garage offers excellent storage or gym space.

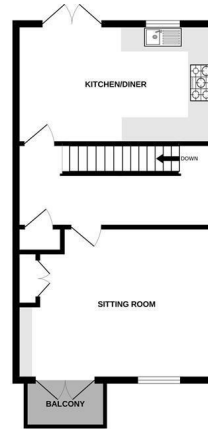




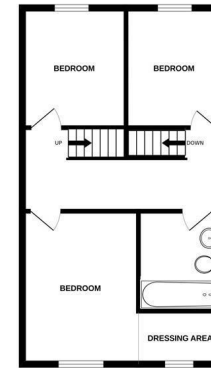
GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



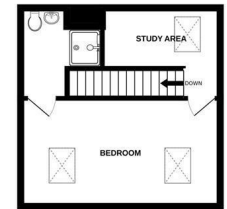
1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



3RD FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1614sq.ft. (149.9 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		
(92 plus) A		94
(81-91) B	86	
(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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