Harrison Robinson

Estate Agents

31 Mill Fold, Addingham, LS29 0SY

Guide Price £510,000

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GROUND FLOOR

Entrance Hall
A composite entrance door with leaded, glass panel leads into a charming reception hallway, ideal for greeting friends and family. Natural, cream, sandstone flooring with underfloor heating continuing throughout the ground floor, not only beautiful but extremely practical. Three, useful storage cupboards, stairs lead to the first floor of the property

Cloakroom / W.C.
Smartly presented with low-level W.C. and pedestal handbasin with monobloc tap and tiled splashback. Window with obscure glazing to the front of the house, radiator.

Open Plan Living Dining Kitchen
32'5" x 17'4" (9.9 x 5.3)
The true heart of this wonderful home, fitted with bespoke, soft sage, 'Shaker' style kitchen cabinetry comprising floor to ceiling, wall and base units complemented by granite worksurfaces. A large central island with white, Belfast style, ceramic sink with stylish mixer tap includes an integrated dishwasher, washing machine and double wine chiller. The island incorporates a breakfast bar and is ideal for entertaining. Further integrated appliances include a Rangemaster range with double, electric oven and five ring gas hob with stainless steel extractor over, there is space for an American style fridge freezer. A cupboard houses the gas central heating boiler and there is a deep, storage cupboard, ideal for household appliances. There is ample space for a family dining table making this a most sociable room. Downlighting and charming feature lights. This room is truly a room for all seasons; for the winter months the lounge area creates a cosy atmosphere and ideal for relaxing in the evening. For the summer months, double glazed French doors with side windows open to the delightful rear garden creating a lovely al fresco atmosphere.

FIRST FLOOR

Landing
Carpeted stairs from the ground floor lead to a bright and spacious landing. Cupboard housing hot water cylinder and pressurised water system. Doors open into two bedrooms and the spacious lounge.

Lounge
17'4" x 12'1" (5.3 x 3.7)
A most charming and stylish, bright and spacious sitting room, courtesy of three, double glazed windows that afford wonderful aspects over the private meadow and countryside beyond and allow the natural light to flood in. Carpeted flooring, two radiators.

Bedroom Two
13'1" x 10'2" (4 x 3.1)
A spacious double bedroom with carpeted flooring, radiator and two double glazed windows to the front of the house. Door into:

En Suite
A stylish en-suite shower room fitted with a shower cubicle with glazed door, side panel and thermostatic shower. Low level W.C. and handbasin with
mixer tap. Neutral wall and floor tiling, extractor, recessed ceiling lights. Ladder style, chrome, towel rail.

Bedroom Four
8'6" x 6'6" (2.6 x 2)
A good sized single bedroom with aspects to the front elevation. Carpeted flooring and radiator. This room would work well as a home office, nursery or dressing room.

SECOND FLOOR

Landing
A carpeted staircase leads up from the first floor to the second floor landing giving access to two double bedrooms and the recently installed house bathroom. A door gives access to a useful storage cupboard. A hatch leads to the loft space.

Master Bedroom
17'4" x 12'5" (5.3 x 3.8)
A generously proportioned master bedroom with triple windows allowing natural light to flood in offering superb views over the meadow and countryside
beyond. The bedroom is separated from a dressing area by a half height divide, where there is ample space for a range of wardrobes. Carpeted flooring, radiator, door into:

En Suite
A truly luxurious en-suite fitted with a spacious, walk-in shower with glass side screen fitted with a thermostatic style, drench shower
with separate hand shower. Low level W.C. and twin, 'his & hers' handbasins with mixer taps sitting on bespoke cupboards. White, brick effect tiling to the walls and complementary, geometric tiling to the flooring. Chrome, ladder style, towel radiator, recessed ceiling lights, extractor.

Bedroom Three
13'1" x 10'2" (4 x 3.1)
A further spacious, double bedroom with window to the front elevation enjoying lovely views. Carpeted flooring, radiator.

Bathroom
A new, three-piece house bathroom with low level W.C., with concealed cistern, handbasin with traditional style, chrome mixer tap set in a vanity unit and bath with panelled side and telephone style, thermostatic shower attachment. Recessed ceiling lights, beautiful, geometric floor tiling, obscure glazed window.

OUTSIDE

Garden
The property is situated in a small, quiet cul-de-sac of four similar townhouse properties. To the front one finds a block paved driveway, providing off street parking for two cars. To the rear of the property is the piece de la resistance, a beautiful garden with a good sized, paved patio area, ideal for outdoor furniture and al fresco dining, gravelled areas and raised wooden borders with a range of attractive planting. Accessed through the French doors from the dining kitchen, this is so inviting for sitting, relaxing, taking in the countryside or enjoying al fresco entertaining with friends and family. Furthermore, a gate leads to the country meadow, which residents can enjoy, ideal for an evening stroll in the sun. The meadow leads to the River Wharfe, which in the summer months benefits from pebbled 'beaches,' creating a most wonderful environment in which to relax with a picnic and paddle in the clear waters. Addingham village is only a few minutes' drive or a pleasant, short walk along a leafy lane.

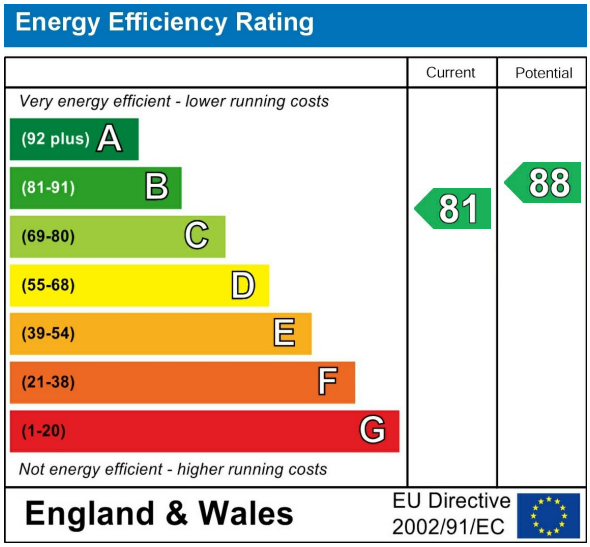
Driveway Parking

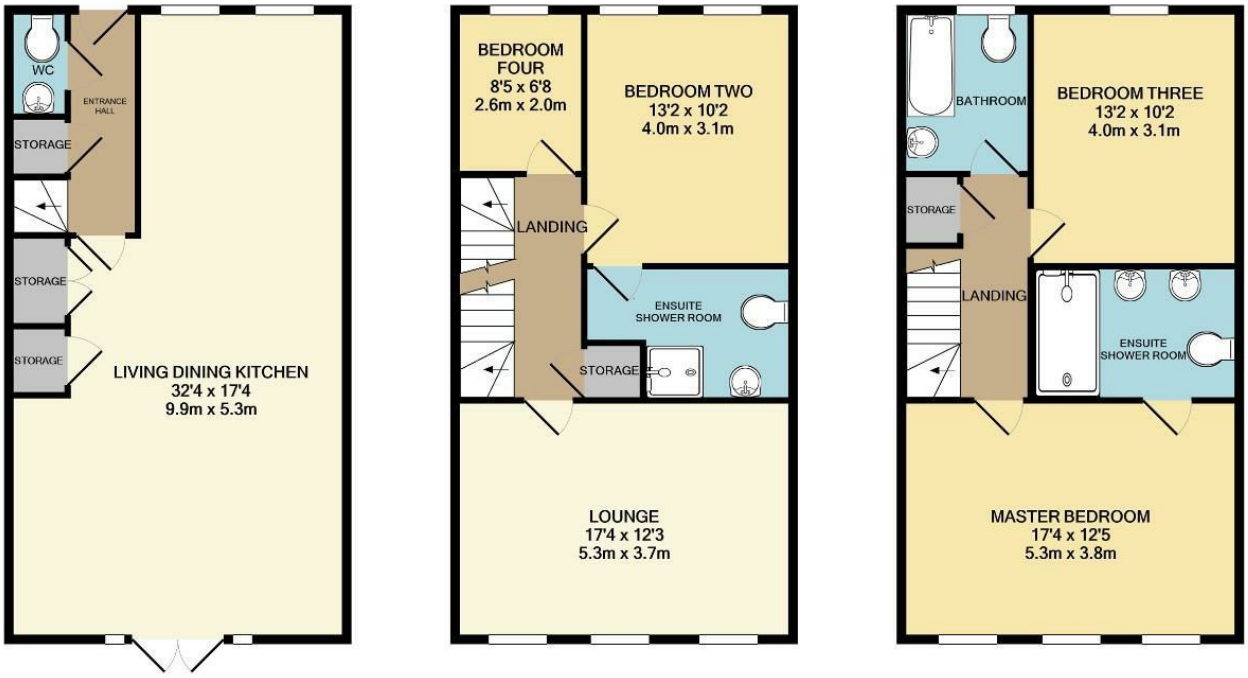
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast Fibre Broadband is shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

NOTES
We are advised by our vendor that there is a charge for the maintenance and use of the beautiful residents' meadow of approximately £180 to £200 per annum.

Tel: 01943 968 086

- Immaculate Four Bedroom Townhouse
- Contemporary Styling Throughout
- Stunning Open-Plan Living Dining Kitchen With Doors To Garden
- Beautiful Landscaped Patio Garden Backing Onto The Meadow
- Private Meadow Access
- Delightful Countryside Views
- Two Bedrooms With Stylish En-Suites
- New House Bathroom
- Close To Village Amenities
- Council Tax Band E





GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

SECOND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1683 SQ.FT. (156.3 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

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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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