



Gill Close | | Addingham | LS29 0TG

Asking price £395,000

**TW** | **TRANMER  
WHITE**  
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Gill Close |  
Addingham | LS29 0TG  
Asking price £395,000

An attractive stone built mid property, being one of a row of three similar properties in an enviable cul de sac setting, enjoying a lovely open outlook to the rear. The property incorporates a spacious hallway with a cloakroom, a sitting room, dining room and fitted kitchen on the ground floor whilst at first floor level there are three good sized bedrooms and a shower room. Externally there are easily maintained gardens to front and rear together with a garage and off road parking in the drive.

- Attractive Stone Town House
- Open Outlook To Rear
- Sitting Room & Dining Room
- Three Bedrooms & Shower Room
- Council Tax Band D
- Quiet Cul De Sac Setting
- Spacious Hall & Cloakroom
- Fitted Kitchen
- Garage & Off Road Parking Room
- EPC Rating C

## GROUND FLOOR

### Covered Entrance

Leading to:

### Spacious Reception Hall

With a moulded ceiling cornice.

### Cloakroom

With a low suite wc and pedestal wash basin. Fitted wall mirror. Window to the front elevation.

### Sitting Room

15'4" x 11'7" (4.67m x 3.53m)

This light and airy room has a window to the front elevation, marble interior fireplace with an Adam style surround that houses a gas fire. Moulded ceiling cornice. Multipaned glazed double doors to:



An attractive stone terrace house, being one of a row of three similar properties in an enviable cul de sac setting and enjoying a lovely open outlook to the rear.



## Dining Room

10'7" x 9'5" (3.23m x 2.87m)

With a window to the rear elevation overlooking the garden.

## Dining Kitchen

13'4" x 10'0" (4.06m x 3.05m)

Fitted with a range of base and wall units, coordinating work surfaces and an inset white sink. Integrated appliances including a double oven and gas hob with extract over. Plumbing for a washing machine and space for a freestanding fridge freezer.

Wall mounted gas central heating boiler. Windows overlooking the rear garden and door giving access to the garden.

## FIRST FLOOR

### Landing

### Bedroom

13'3" x 11'9" (4.04m x 3.58m)

Window to the front elevation with a lovely view towards Ilkley Moor.

Moulded ceiling cornice.

### Bedroom

12'8" x 10'0" (3.86m x 3.05m)

Window to the rear elevation with a lovely outlook. Moulded ceiling cornice and dado rail.

### Bedroom

9'5" x 7'10" (2.87m x 2.39m)

With a moulded ceiling cornice and an open outlook to the rear.

## Shower Room

Fitted with suite comprising a walk-in shower, pedestal wash basin and a low suite wc. Airing cupboard and recessed spotlights. Window to the front elevation.

## OUTSIDE

### Garage

19'0" x 9'1" (5.79m x 2.77m)

With an up and over door. The garage is accessed by a driveway leading to the rear of the house.

## Gardens

There is a neat and easily maintained gravelled garden with a specimen tree and mature shrubs to the front of the house.

To the rear there is a delightful garden with a flagged patio ideal for outside relaxation and a lawned area.



## 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 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 nearby, 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

## 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.

## 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.

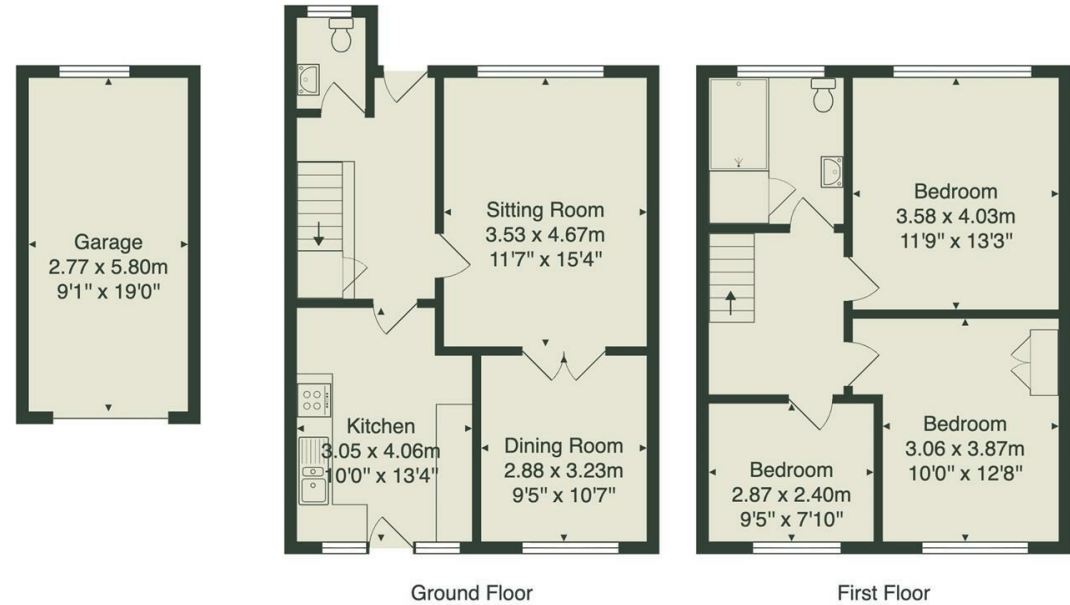
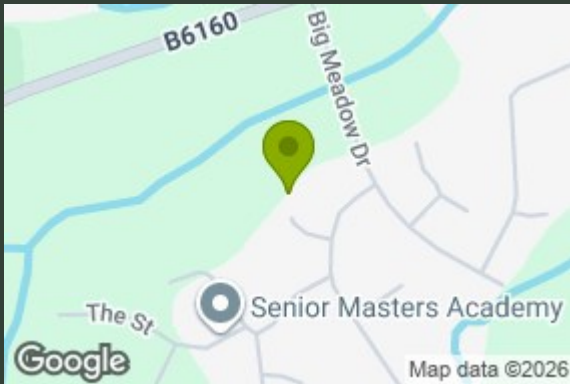
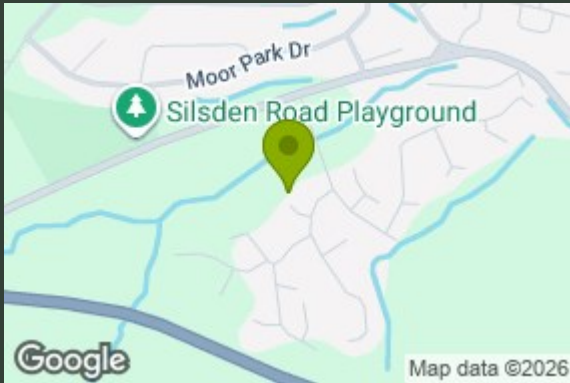
## Tenure

We are informed by the client/s that the property is Freehold.



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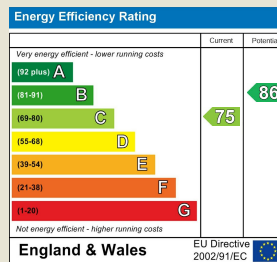


Total Area: 112.4 m<sup>2</sup> ... 1210 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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