



# Straven

Bolton Road | Addingham | LS29 0JA

Guide price £455,000

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# Straven

80 Bolton Road |  
Addingham | LS29 0JA  
Guide price £455,000

A beautifully presented and deceptively spacious two/three bedroomed detached property, thoughtfully updated by the current owners and situated within a brief stroll of the village centre and the River Wharfe.

Straven is nestled within a sought after residential area and has been impressively modernised by the current vendors to create versatile two/three bedroomed accommodation. With low maintenance gardens to the front, side and rear, the property features bedrooms and bathrooms to the ground and first floor and also includes off-street parking.

- Three Double Bedrooms
- Two Bathrooms
- Sizeable Living Kitchen
- Low Maintenance Gardens
- Off-Street Parking
- Close To Village Centre

With gas heating and double glazing, the accommodation comprises:

## Ground Floor

### Entrance Porch

6'0 x 3'0 (1.83m x 0.91m)

### Entrance Hall

15'11 x 6'5 (4.85m x 1.96m)

An inviting entrance hall with a useful understairs store cupboard.

### Sitting Room

21'9 x 12'5 (6.63m x 3.78m)

A generous sitting room including a gas fire with marble interior and hearth, three wall light points and french doors leading to:



Straven manages to feel peaceful and secluded whilst still being within easy reach of the village centre.



## Conservatory

7'7 x 7'3 (2.31m x 2.21m)

Providing an abundance of natural light and with French doors leading out to the rear garden.

## Kitchen

14'5 x 7'4 (4.39m x 2.24m)

Highly appointed and comprising a good range of base and wall units with coordinating work surfaces. Appliances include a Neff oven, four ring gas hob with hood over, plumbing for a dishwasher and space for a fridge/freezer. A window to the rear offers an outlook over the garden.

## Living/Dining Area

14'5 x 13'11 (4.39m x 4.24m)

A versatile living/dining area adjoining the kitchen, featuring a wood burning stove and two wall light points.

## Utility Room

8'8 x 6'11 (2.64m x 2.11m)

With plumbing for a washing machine and a door leading to the garden.

## Study/Bedroom

15'2 x 8'6 (4.62m x 2.59m)

Including a fitted store cupboard and a window to the front elevation.

## Bathroom

A well appointed bathroom including a bath with shower over plus glass screen, hand wash basin and w.c.

## First Floor

### Landing

With a dormer window to the rear elevation and a useful under-eaves storage area.

### Principal Bedroom

12'1 x 11'6 (3.68m x 3.51m)

A spacious double bedroom with a range of under-eave store cupboards.

### Bedroom

12'5 x 12'1 (3.78m x 3.68m)

A further double bedroom.



## Shower Room

Smartly presented and comprising a walk-in shower, hand wash basin, w.c and a heated towel rail. Velux window.

## Outside

### Driveway

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

### Garden

To the front of the property there is a lawned area edged by colourful borders, with further garden and a shed to the side. To the rear of the property is a pretty and low maintenance garden that includes gravelled and paved seating areas along with mature shrubs and flowers.

## 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.

## 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>

## 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.

## Council Tax

City of Bradford Metropolitan District Council Tax Band E.

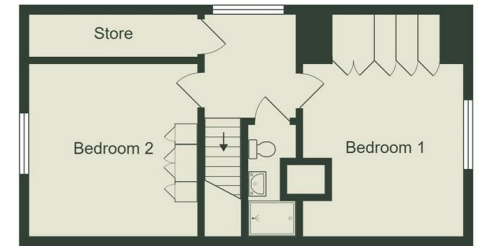


Steeped in history, Addingham is an attractive and popular Dales Village that lies to the west of Ilkley on the banks of the River Wharfe, surrounded by beautiful open countryside.





Ground Floor



First Floor

Total Area: 138.0 m<sup>2</sup> ... 1486 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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