



Rose Terrace | | LS29 0NE

Asking price £365,000

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2 Rose Terrace |  
Addingham | LS29 0NE  
Asking price £365,000

A truly outstanding, comprehensively renovated two bedroomed home nestled at the heart of Addingham, featuring a private garden, off-street parking and a substantial dining kitchen.

Having been thoroughly renovated by the current owner, this impressive end-terrace property is a true 'turn key' home arranged over three floors. Positioned towards the bottom of Stokinger Lane, the property is located within a brief stroll of the village's amenities.

- Off-Street Parking
- Private Garden
- Stunning Dining Kitchen
- Located At The Heart Of The Village
- Beautifully Presented Throughout
- Two Bedrooms

With gas central heating, the accommodation comprises:

### Lower Ground Floor

#### Entrance Hall

Accessed via a stable door, the inviting entrance hall features a tiled floor and a window to the side elevation as well as an exposed stone archway that leads through to the dining kitchen.

#### Cloakroom

With a hand wash basin and w.c.



It's rare to find a property located at the very heart of the village that includes a private garden and off-street parking.



## Dining Kitchen

A standout feature is the beautifully designed and highly appointed dining kitchen, which comprises an extensive range of base and wall units with coordinating quartz worksurfaces. Integrated appliances include an oven, combination oven/microwave, five ring induction hob, dishwasher and an understairs cupboard. Plumbing for a washing machine. The dining area, which provides ample space for a table and chairs, features a wood effect electric fire.

## Upper Ground Floor

### Sitting Room

13'11 x 11'6 (4.24m x 3.51m)

A cosy and warm sitting room featuring a wood burning stove on stone hearth, two wall light points, fitted cabinets and a lovely Westerly aspect. An opening leads to:

### Living/Dining Area

10'2 x 7'8 (3.10m x 2.34m)

Directly adjoining the sitting room and including a fitted cabinet as well as a window to the front elevation.

## First Floor

### Bedroom

11'8 x 11'5 (3.56m x 3.48m)

A spacious double bedroom featuring a good range of recessed wardrobes, two wall light points and a Westerly aspect.

### Bedroom

7'9 x 6'1 (2.36m x 1.85m)

A single bedroom with a window to the rear elevation.

### Shower Room

7'11 x 4'9 (2.41m x 1.45m)

Very well-presented and including a walk-in rainfall shower with glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.





## Outside

### Garden

Enjoying a good degree of privacy, the paved and gravelled garden provides the ideal space for outdoor entertaining.

### Driveway

A notable feature is the gravelled driveway that provides off-street parking for two cars.

### 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.

### Mobile Signal/Coverage

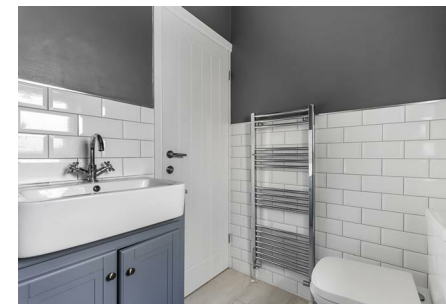
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



The exceptional dining kitchen creates a wonderful first impression when entering via the hallway.





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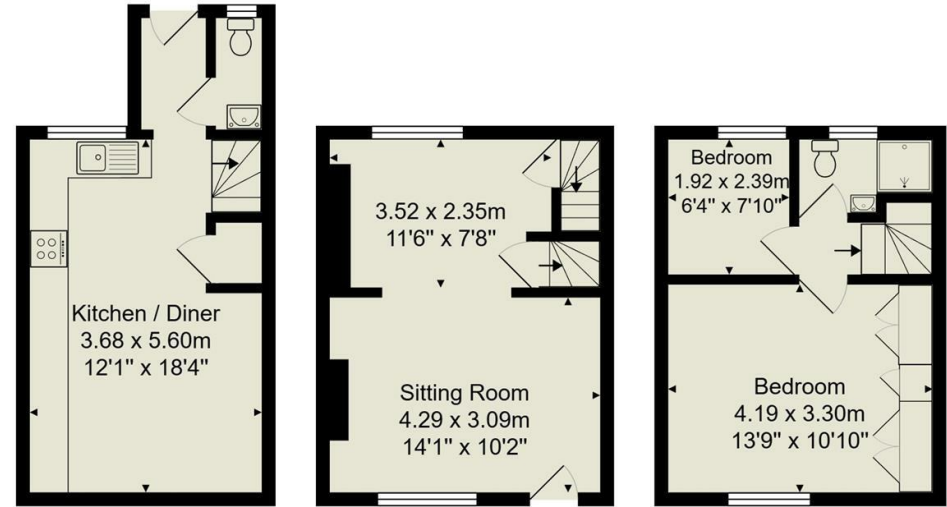
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Lower Ground Floor

Ground Floor

First Floor

Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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