Harrison Robinson

Estate Agents



21A Bolton Road, Addingham, LS29 0NQ

£275,000

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GROUND FLOOR

Entrance Porch / Utility Room
6'2" x 4'11" (1.9 x 1.5)
A composite door with obscure glazed panel and transom light opens into a useful utility room/entrance porch with uPVC, double glazed windows and exposed stone walls. Space and plumbing for a washing machine, water tap, combi boiler, stone flooring. A half glazed uPVC door leads into the:

Hallway
A small hallway with tiled flooring, attractive recessed shelf in the stone wall and radiator opens into the open plan kitchen / lounge. A carpeted staircase leads up to the first floor landing.

Kitchen / Lounge
16'4" x 11'9" (5.0 x 3.6)
A beautiful room fitted with cream base and wall units with chrome door knobs and dark grey laminate worksurfaces over. Tiled splashbacks, brand new electric oven, four ring gas hob and stainless steel extractor hood over, space and plumbing for a dishwasher and fridge freezer. One and half bowl, stainless steel sink and drainer with chrome mixer tap, three double glazed windows allowing natural light and affording lovely views up to Beamsley Beacon – what a view to wash up to! Recently tiled flooring, downlighting, exposed beams, recessed stone shelf.
Open into:
Lounge
A lovely sized room with exposed stonework, attractive beams, recessed stone shelving and floorboards giving a beautiful, cosy and characterful feel. Double glazed window to side elevation, deep under stairs storage cupboard, dimmable downlighting. Ample room for sofas and a dining table if desired.

FIRST FLOOR
A carpeted staircase with handrail leads up the first floor, spacious landing area with room for an item of furniture or even a desk to create a home office area. Carpeted flooring, radiator, doors lead into the house bathroom and bedroom two. A double glazed window to the front elevation affords beautiful views towards Beamsley Beacon and allows natural light.

Landing
A carpeted staircase leads to the first floor of the property where doors open into the bathroom and a small double bedroom. Carpeted flooring, space for an item of furniture.

Bedroom Two
10'5" x 8'6" (3.2 x 2.6)
A good sized, dual aspect, large single/small double bedroom, currently arranged as a home office, with uPVC, double glazed windows, again with lovely views of Beamsley Beacon and over the church field. Carpeted flooring, radiator, exposed stonework.

Bathroom
A modern, three-piece white bathroom suite with low level w/c, pedestal hand basin with chrome mixer tap and panel bath with chrome mixer tap and electric shower. White wall tiling with decorative border, obscure double glazed window, recessed shelf, slate effect, vinyl flooring, downlighting, radiator.

SECOND FLOOR

Master Bedroom
16'4" x 12'5" (5.0 x 3.8)
Carpeted stairs with handrail lead up to the fabulous master bedroom, a good sized double room with ample room for furniture and with a useful, deep, recessed cupboard with hanging rail and shelf. Four Velux windows with fitted blinds and an additional double glazed window to the front elevation with a direct view of Beamsley Beacon allow natural light. Painted beams, exposed stonework, floorboards and recessed wall shelves all add to the charm of this room. Under eaves boarded storage with lights, radiator, ornate metal balustrade.

OUTSIDE

Courtyard
A wooden gate opens into a lovely, private courtyard area with stone walling and smart fencing with flower boxes. Room for a bistro set for al fresco entertaining – one can imagine enjoying a morning coffee whilst taking in the view. Outside light and tap. There is plenty of parking on Bolton Road itself or in the public car park further along the road.

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

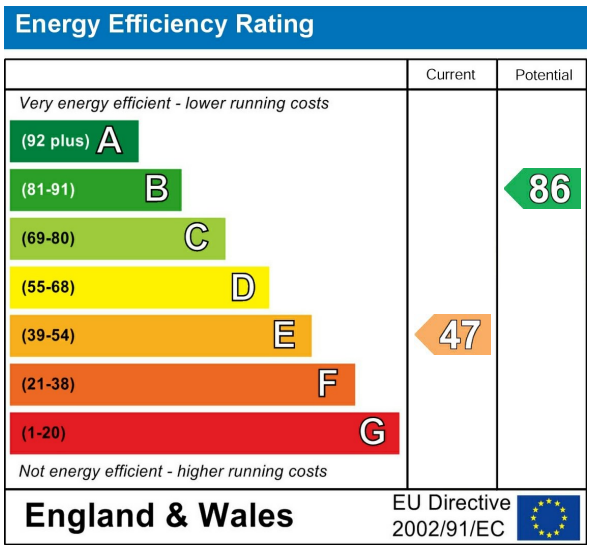






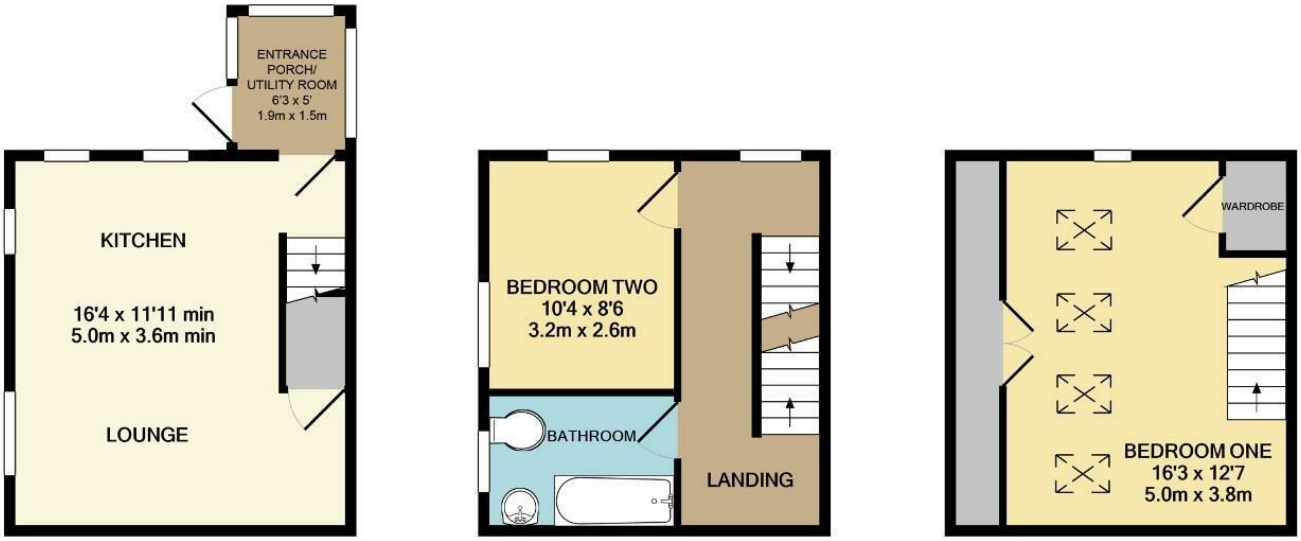


- Two Double Bedroom Semi Detached Cottage
- Charming And Characterful Throughout
- Open Plan Kitchen Living Area
- Convenient Central Village Location
- Delightful Countryside Views
- Three-Piece House Bathroom
- Pretty Courtyard Garden
- Walking Distance To Village Amenities
- Close To Wonderful Countryside Walks
- Council Tax Band B









GROUND FLOOR
APPROX. FLOOR
AREA 277 SQ.FT.
(25.7 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 244 SQ.FT.
(22.7 SQ.M.)

SECOND FLOOR
APPROX. FLOOR
AREA 244 SQ.FT.
(22.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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

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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