






**HUNTERS**<sup>®</sup>  
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# Burns Hill, Addingham, LS29

## Offers Over £350,000



Nestled in the heart of the picturesque Addingham village, this beautifully presented three-bedroom semi-detached home offers an ideal blend of modern comfort and village charm.

The property boasts a spacious and inviting living area, a well-appointed open plan kitchen diner and useful utility area with an additional bathroom, to the first floor are three generous bedrooms and house bathroom.

Externally, the home benefits from a private driveway and a secure, south-facing rear gardens perfect for outdoor relaxation and entertaining.

Located within easy reach of local amenities, stunning countryside walks, and excellent transport links, this delightful home is perfect for families and professionals alike.

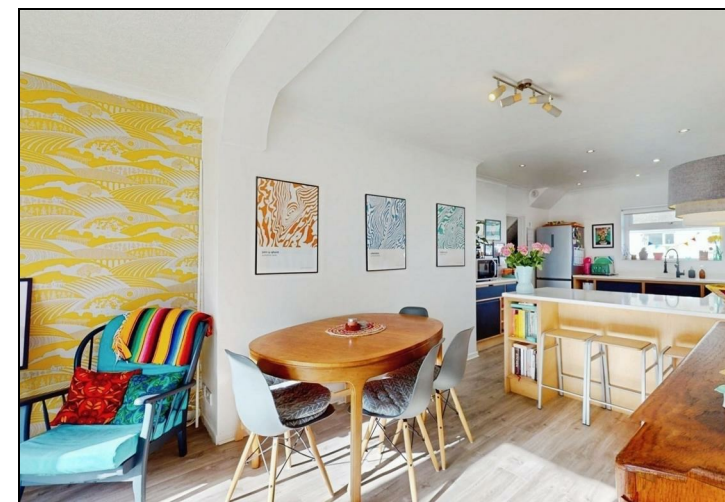
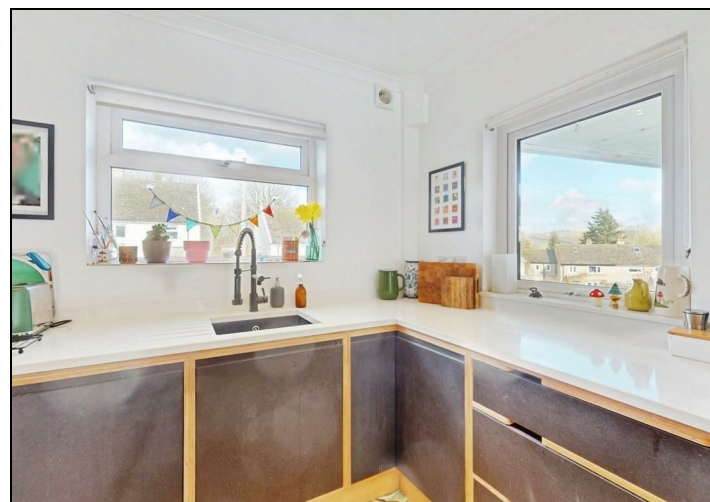
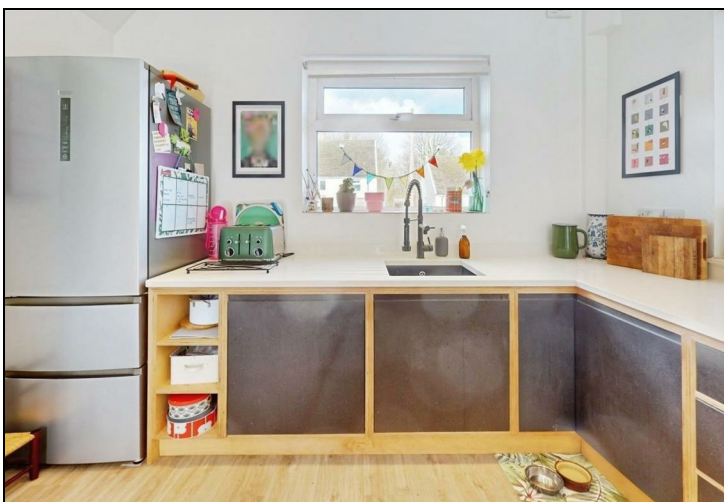
Early viewing is highly recommended!

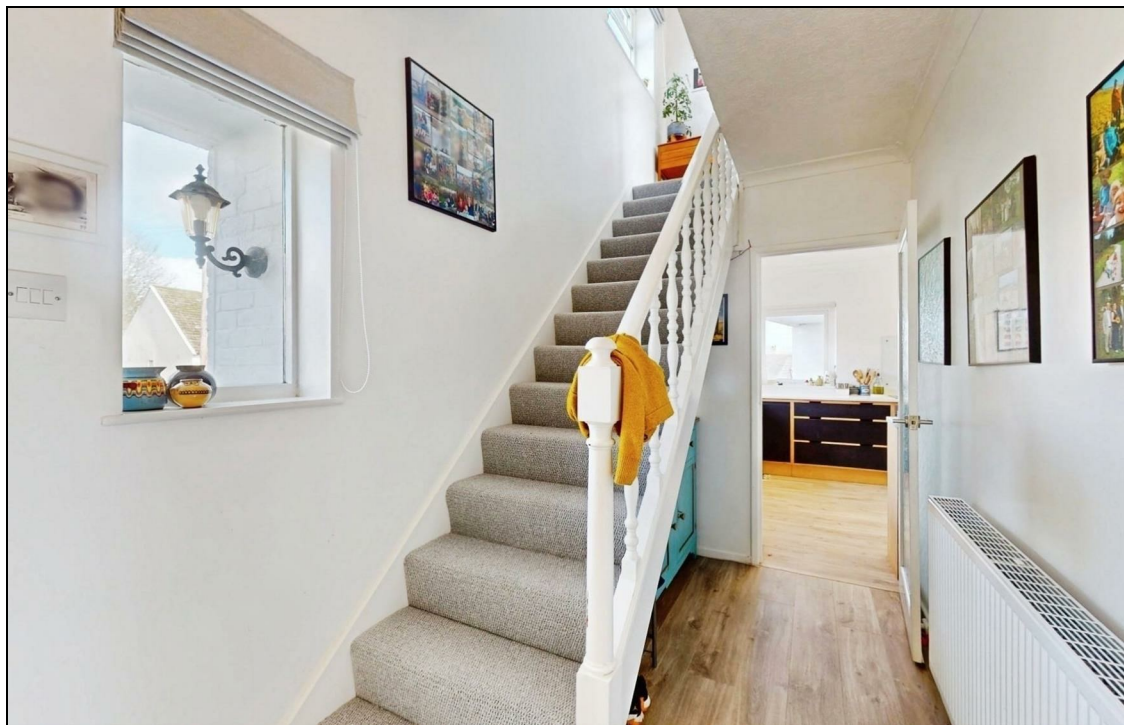
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otley@hunters.com | www.hunters.com



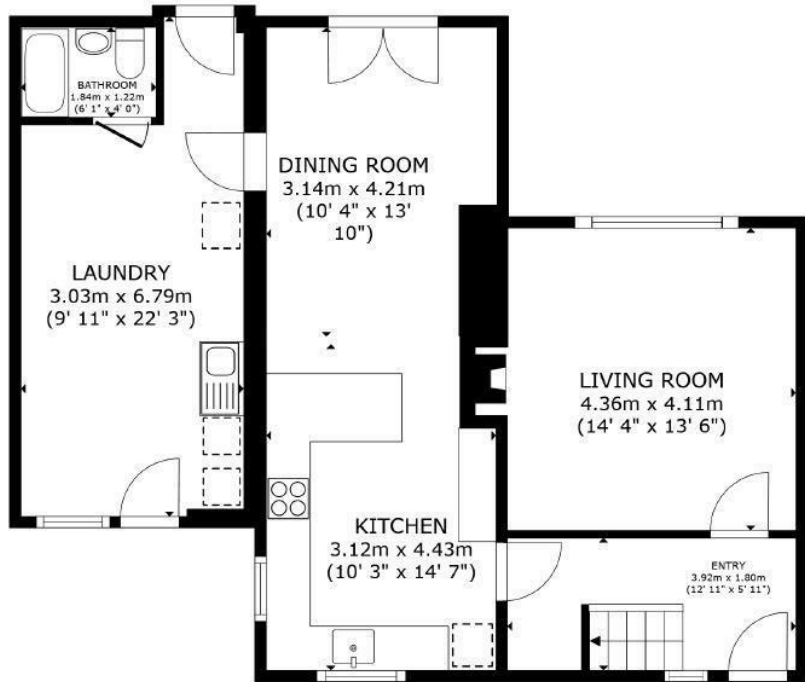
## KEY FEATURES

- THREE BED SEMI-DETACHED
- OPEN PLAN KITCHEN DINING
- USEFUL UTILITY AREA WITH SECOND BATHROOM
- LOCATED IN ADDINGHAM VILLAGE
  - DRIVEWAY
- SOUTH FACING REAR GARDEN
  - HOUSE BATHROOM
  - EPC RATING C
- COUNCIL TAX BAND C

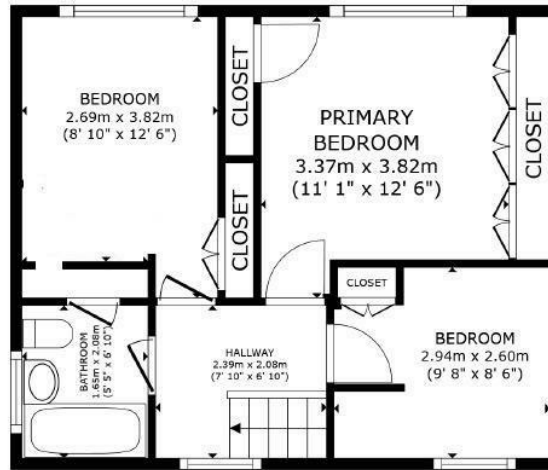








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 74.2 m<sup>2</sup> (799 sq.ft.) FLOOR 2 43.1 m<sup>2</sup> (463 sq.ft.)  
TOTAL : 117.2 m<sup>2</sup> (1,262 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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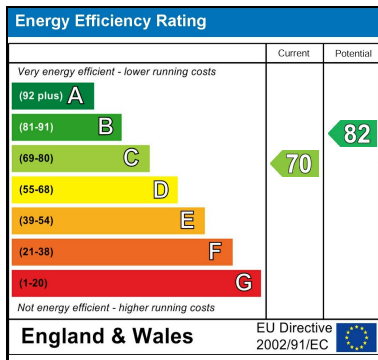
AGENTS NOTES  
Council Tax Band C, Bradford City Council

Tenure, Parking and Services  
Tenure: Freehold  
Parking: Off street parking  
All mains services connected

Internet and Mobile Coverage  
The Ofcom website shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. The Ofcom website that outdoor mobile coverage is available from all four of the UK's main providers. Results are predictions not a guarantee and may differ subject to circumstances, exact location and network outages.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE  
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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