Harrison Robinson

Estate Agents



2 Southfield Lane, Addingham, LS29 0SS

£595,000

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GROUND FLOOR

Entrance Hall
A composite door opens into a welcoming entrance hall with laminate flooring, radiator and doors leading into the cloakroom / W.C. and lounge. A carpeted staircase with handrail leads to the first floor landing.

Cloakroom / W.C.
This well-appointed cloakroom features tiled walls and flooring, radiator and an obscure glazed window providing a practical and bright space. It is fitted with a white pedestal handbasin with mixer tap and low level W.C.

Lounge
14'3" x 12'2" (4.3m x 3.7m)
A spacious lounge, enjoying plenty of natural light through the front-facing window with carpeted flooring and radiator. A fireplace with marble hearth and timber surround housing a coal effect gas fire creates a lovely focal point. French doors connect the lounge to the adjacent dining room, offering versatile space for relaxation and entertaining. A door opens to the breakfast kitchen.

Dining Room
11'11" x 8'7" (3.6m x 2.6m)
The dining room adjoins the lounge, featuring carpeted flooring and radiator with space for a family dining table and comfortable furniture. A sliding door gives access to the garden room, There is potential to knock through from here into the kitchen to create a large kitchen diner, if desired.

Garden Room
12'0" x 11'0" (3.6m x 3.4m)
A bright and generously proportioned garden room enjoying an abundance of natural light from its many double glazed windows and large Veluxes. Neutral carpeting and two electric radiators create a comfortable setting. French doors provide direct access to the rear garden. This versatile space is ideal for relaxing while enjoying views of the outdoors.

Breakfast Kitchen
16'2" x 12'0" (4.9m x 3.6m)
The breakfast kitchen is a contemporary space fitted with duck egg blue cabinetry with Quartz worksurfaces and upstands incorporating a central island providing seating and additional storage. Integrated appliances include electric oven and grill, dishwasher, washing machine, four ring induction hob with extractor over and space for a fridge freezer. A one and a half bowl sink with mixer tap sits beneath large windows overlooking the rear garden, a half glazed door leads out to the garden. The room is finished with wood-effect flooring and neutral walls, making it a practical and a welcoming hub for family life.

FIRST FLOOR

Landing
The landing is bright and open, carpeted in a soft neutral tone. It provides access to all the first floor bedrooms, the family bathroom, and the ensuite shower room to the master. A hatch gives access to the boarded loft space.

Master Bedroom
12'2" x 9'4" (3.7m x 2.9m)
The master bedroom offers a peaceful retreat with neutral walls, radiator and carpeted flooring. Positioned at the front of the home, it benefits from built-in wardrobes providing ample storage. A door opens to the large ensuite shower room.

En Suite Shower Room
The large. ensuite shower room features a shower cubicle with thermostatic shower and glazed door, low level W.C. with concealed cistern and handbasin set in a vanity unit. It has a fresh, light atmosphere with smart vinyl flooring and obscure glazed window. Drawers and cupboards provide useful storage with a further recessed cupboard with shelving.

Bedroom Two
11'9" x 9'2" (3.6m x 2.8m)
A comfortably sized room with neutral décor, carpeted flooring and radiator, located to the rear of the property. It features built in wardrobes and a large window allowing plenty of natural light and enjoying beautiful, long distance views.

Bedroom Three
13'7" max x 7'4" max (4.1m max x 2.2m max)
A smaller double room with simple neutral décor, radiator, carpeted flooring and double glazed window benefitting from fabulous, long distance views.

Bedroom Four
8'10" x 7'6" (2.7m x 2.3m)
A cosy room with carpeted flooring, radiator and double glazed window, enjoying delightful, countryside views, currently arranged as a home office.

House Bathroom
The family bathroom is fitted with a white suite including a corner bath with thermostatic shower over, a pedestal handbasin with mixer tap and a low level W.C. The walls are tiled in warm neutral tones, and an obscure glazed window allows natural light. Tall, contemporary radiator, smart vinyl flooring.

OUTSIDE

Rear Garden
The rear garden offers a peaceful outdoor space with two paved patio areas, ideal for outdoor furniture and al fresco dining. One cannot fail to admire the beautiful views across to Beamsley Beacon! The garden is mainly laid to lawn, surrounded by mature shrubs and trees, and enclosed by a stone wall and smart fencing, providing privacy. The garden room looks out over the garden, creating a lovely connection between indoor and outdoor living.

Driveway Parking
A block paved driveway provides ample parking, while the front garden is enclosed by a low stone wall and features a lawn and mature planting, creating an attractive and welcoming entrance.

Garage
A single garage with up and over door, power, lighting and plumbing providing storage and housing the gas central heating boiler.

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

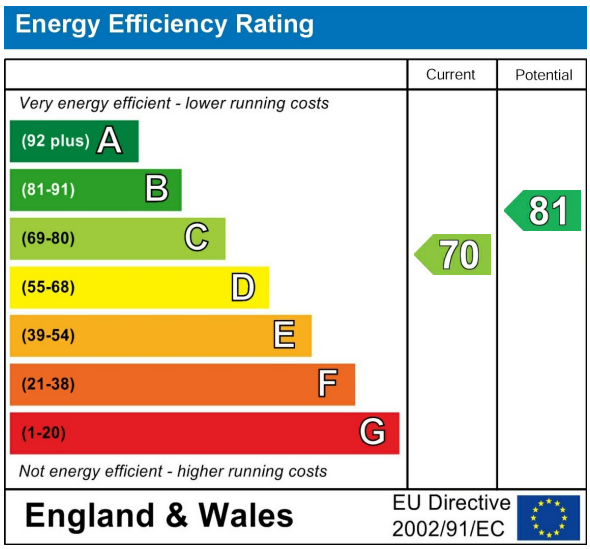








- Four Bedroom Detached House
- Master Bedroom With En Suite Shower Room
- Three Reception Rooms
- Stunning Views of Beamsley Beacon
- Neutral Presentation Throughout
- Convenient Village Location
- Level Lawned Garden
- Ample Driveway Parking
- Walking Distance To Village Amenities
- Council Tax Band F









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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1433 SQ.FT. (133.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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