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# High House Mews, Addingham, LS29

£550,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A generously proportioned characterful four double bedroom mews property within High House Mews, a cul de sac ideally situated in the centre of the popular Addingham village, being in level walking distance of the amenities. The ground floor accommodation comprises foyer, entrance hallway, office/snug, through living/dining room, WC, kitchen and a lovely sun room leading out into the private courtyard garden. To the first floor, the landing, four double bedrooms one with an en suite and the house bathroom. There is off street parking available for one vehicle and a separate single garage. In addition, there are well maintained communal gardens, An early viewing is highly recommended.

Addingham is a much sought after village which benefits from a selection of shops, pubs, a post office and regular bus services to the surrounding area including the beautiful Bolton Abbey estate and thriving Ilkley town centre. Ilkley is located approximately 3 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and regular rail links to the commercial centres of Leeds and Bradford.

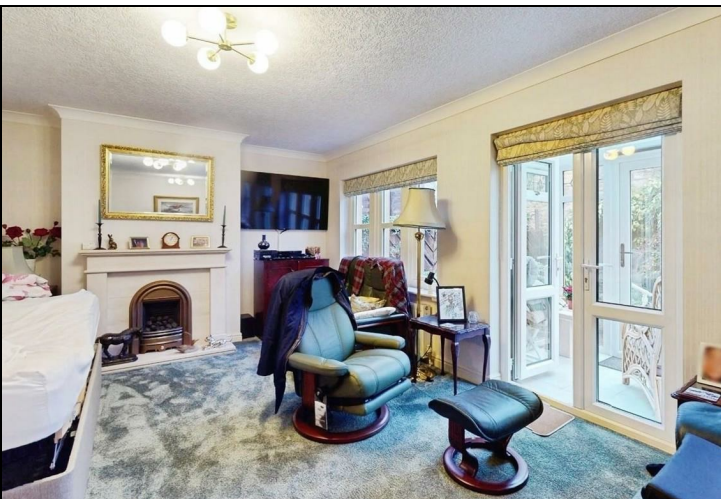
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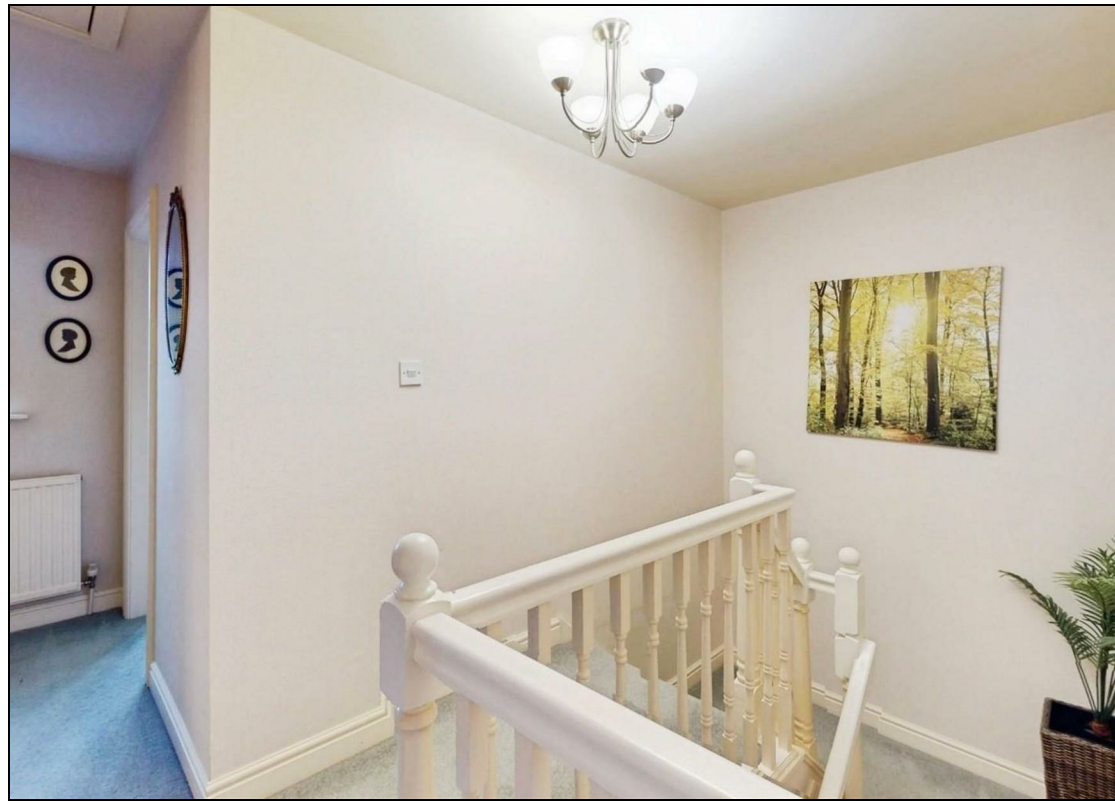


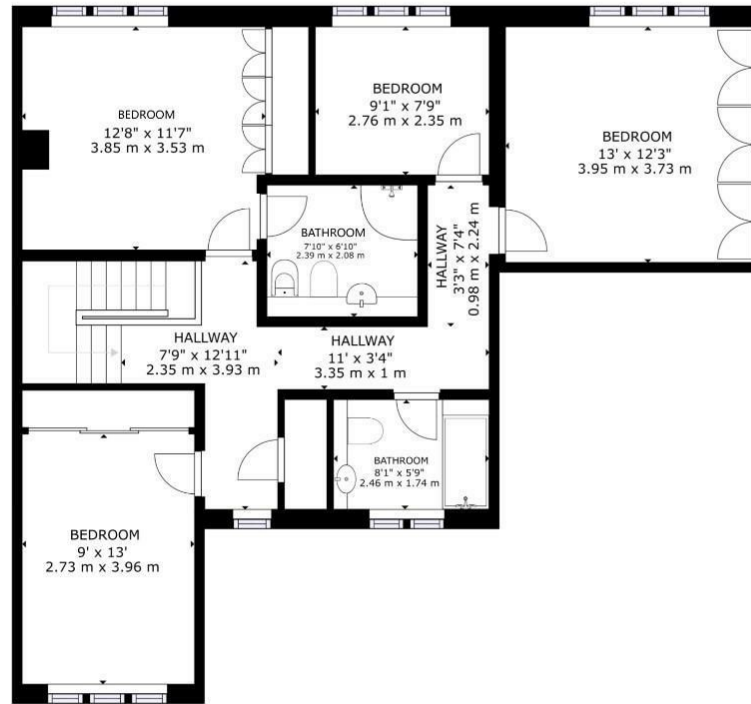
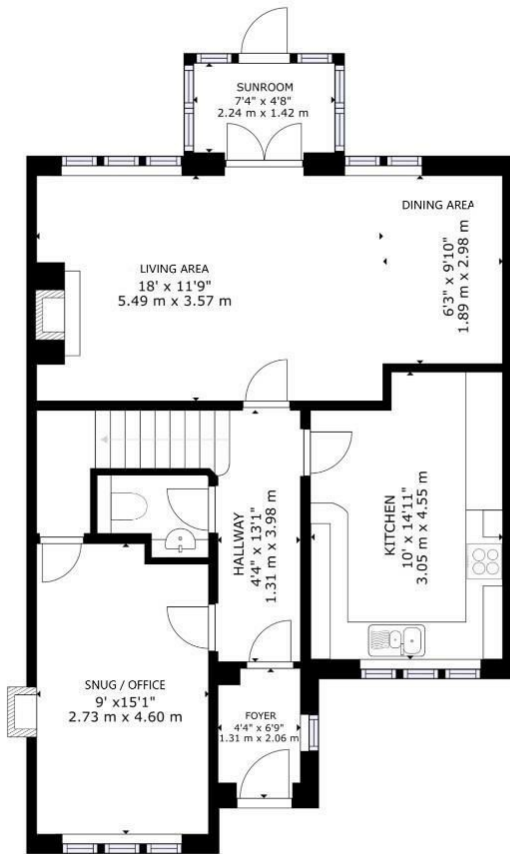
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## KEY FEATURES

- CHARACTER MEWS PROPERTY
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- HOUSE BATHROOM, EN SUITE AND DOWNSTAIRS WC
- CONTEMPORARY KITCHEN AND BATHROOMS
  - CLOSE TO VILLAGE AMENITIES
  - SUN ROOM & COURTYARD GARDEN
    - EPC RATING C
    - SINGLE GARAGE







GROSS INTERNAL AREA  
 FLOOR 1: 767 sq ft, 71.23 m<sup>2</sup>, FLOOR 2: 858 sq ft, 79.75 m<sup>2</sup>  
 TOTAL: 1625 sq ft, 150.98 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**DIRECTIONS**

Coming from Ilkley leave the A65 joining the main street heading into Addingham. Then take the right turn just before The Fleece pub onto High House Mews.

**AGENTS NOTES**

Tenure: Leasehold  
 We have been informed by our client that the property is held on a 999 year lease from 1st August 1990. We have been informed that there is an annual administration charge of £33 per annum, payable to High House Mews Management Ltd.

Council Tax Band F, Bradford City Council

**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.

**ADDITIONAL SERVICES**

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	