

Harrison Robinson

Estate Agents



Bridge Cottage, 2 North Street, Addingham, LS29 0QY
£359,000

 2  2  1  E



Bridge Cottage, 2 North Street, Addingham, LS29 0QY

£359,000



GROUND FLOOR

Dining Kitchen

15'4" x 14'3" (4.68 x 4.35)

A timber stable door opens into a most spacious dining kitchen and one immediately appreciates the wonderful blend of original character features with sympathetic contemporary updating. Fitted with a lovely Shaker style kitchen incorporating base and wall cupboards and drawers with attractive burnished metal handles and solid wooden worksurfaces and upstands over, which accentuates the cottage ambiance evoked in the original beams and solid wooden flooring. Additional useful recessed wall shelving. Belfast sink with traditional style monobloc tap. Appliances included are a Belling Range oven with five burner electric glass hob, a Candy dishwasher and a Smeg freestanding fridge/freezer. Useful understairs storage cupboard with charming original door. Double-glazed window, contemporary vertical radiator. An original door opens onto the carpeted staircase leading up to the first floor. Space for a large, family dining table. This is a wonderful environment in which to entertain family and friends. Open into:

Lounge

15'10" x 15'9" (4.85 x 4.81)

A lovely lounge of wonderful proportions with ample room for a large sofa and armchair. The original stone fireplace houses a large log burning stove and one can imagine this is such a cosy place to relax in the cooler months! Exposed stone to one wall and original beams exude character. Continuation of the solid wood flooring. Recessed shelving adjacent to the fireplace. A double-glazed bay window and a further charming, small window allow the light to flood in. Two vertical contemporary radiators and TV point. A creel clothes airer is a lovely addition and so helpful when airing clothes near the stove. An original door opens into:

Utility Room/W.C.

5'2" x 4'9" (1.60 x 1.46)

A useful room with space and plumbing for a washing machine and also fitted with a modern low-level w/c with integrated washbasin and monobloc tap. Double-glazed window and shelving. Continuation of the solid wooden flooring. Vokera central heating boiler and radiator.

FIRST FLOOR

Landing

A carpeted landing with doors leading to the two double bedrooms, both en suite. Recessed shelving and radiator.

Bedroom One

14'3" x 12'1" (4.35 x 3.69)

A generous, double bedroom benefitting from a walk-in wardrobe and an en suite shower room. Exposed stone to one wall is a lovely feature. A double-glazed window affords ample natural light and a pleasant outlook. Painted beams, vertical, contemporary radiator and carpeting. Recessed shelf. A door opens into:

En Suite Shower Room

A stylish, contemporary shower room comprising a large, walk-in shower with mains shower, separate hand held shower attachment and glazed screen, a vanity washbasin with monobloc tap and a low-level w/c. Painted beam, ceramic tiled flooring and contemporary vertical radiator. Double-glazed window and downlighting.

Bedroom Two

11'5" x 9'9" (3.50 x 2.98)

A second great-sized, double bedroom. Painted beam, double-glazed window and carpeted flooring. A recessed wardrobe space with hanging rail. Door into:

En Suite Shower Room

Fitted with a corner shower cubicle with glazed door and mains shower and separate hand held shower attachment, a vanity washbasin with monobloc tap and a low-level w/c. A large window affords a delightful view across to St Peter's Church. Further window onto the landing gives borrowed light. Exposed beam, wall-mounted, chrome, ladder, towel radiator and vinyl flooring.

OUTSIDE

As the property owns up to half way across the lane to the front there is space to have some seating and colourful plant pots or even to pull up a car to one side.

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

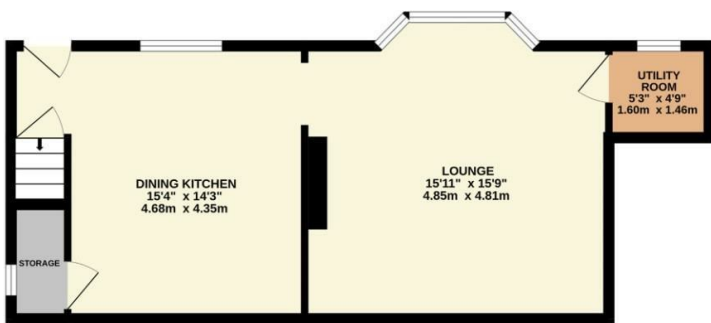
There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Two Double Bedroom Stone Built Cottage
- Stunning Character Features Throughout
- Spacious Dining Kitchen
- Generously Proportioned Lounge With Log Burning Stove
- Two Contemporary En Suite Shower Rooms
- Utility Room/downstairs w/c
- Charming Central Village Location On The Dales Way
- Ideal Holiday Home Or Bolt Hole
- Space for Some Outdoor Seating & Plant Pots
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



FIRST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

**Harrison
Robinson**

Estate Agents

TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) approx.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk