



164 Main Street | Addingham | LS29 0LY

Asking price £485,000

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Trusted Estate Agents

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Situated at the heart of Addingham village, this highly versatile three/four bedroomed detached home enjoys a Southerly aspect and occupies a generous plot that features beautifully maintained lawned gardens to the front and rear, ample off-street parking and a detached garage.

- Superb Lawned Gardens To The Front & Rear
- Central Addingham Location
- Four Bedrooms
- Off-Street Parking Plus Detached Garage

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

15'7 x 4'10 (4.75m x 1.47m)

With an useful understairs store cupboard.

Sitting Room

14'0 x 12'0 (4.27m x 3.66m)

Featuring a gas fire with tiled surround and stone hearth. A window to the front elevation offers a Southerly aspect as well as an outlook over the garden.

Breakfast Kitchen

11'0 x 10'10 (3.35m x 3.30m)

Comprising a good range of wall and base units with coordinated worksurfaces and a tiled splashback. There is also provision for a cooker, plumbing for a dishwasher and washing machine. Enjoying a pleasant outlook over the rear garden.



The property enjoys vehicular access to two sides with the rear access leading from Park Crescent.



Side Entrance Porch/Utility

11'10 x 6'2 (3.61m x 1.88m)

Providing access to the front and rear gardens.

Bedroom

10'11 x 11'0 (3.33m x 3.35m)

An ample double bedroom including a range of fitted wardrobes and a dressing table.

Bedroom/Study

11'11 x 9'4 (3.63m x 2.84m)

Enjoying a southerly aspect and outlook to the front garden, this flexible room is large enough to also function as a double bedroom, home study or dining room.

Bathroom

Comprising a bath with shower over, hand wash basin, WC and a window to the rear elevation.

FIRST FLOOR

Landing

With under-eaves store cupboards.

Cloakroom

Comprising a hand wash basin, WC and store cupboards.

Bedroom

12'0 x 12'4 (3.66m x 3.76m)

A further double bedroom with under-eaves storage and a window to the side elevation.

Bedroom

12'6 x 9'6 (3.81m x 2.90m)

Another double bedroom also with under-eaves storage and providing a pleasant view towards open fields and woodland.

OUTSIDE

Front Garden

A lawned, South facing front garden with well-stocked flower beds and mature shrubs.

Rear Garden

An immaculately maintained, principally lawned level rear garden including a paved area and garden shed.



Garage

23'7 x 10'0 (7.19m x 3.05m)

A detached garage accessed either via an electric roller door to the front or a single door to the rear.

Driveways

To the front of the property is a paved and gravelled driveway. A tarmacadam driveway to the rear leads from Park Crescent to the garage which is situated to the rear of the garden.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

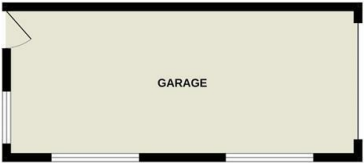


With a double bedroom, potential second double bedroom and a bathroom to the ground floor, this impressive home could comfortably function as a bungalow.

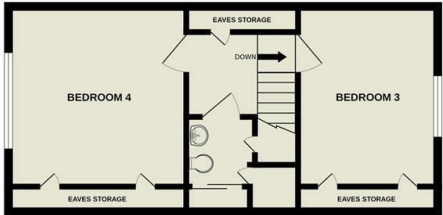
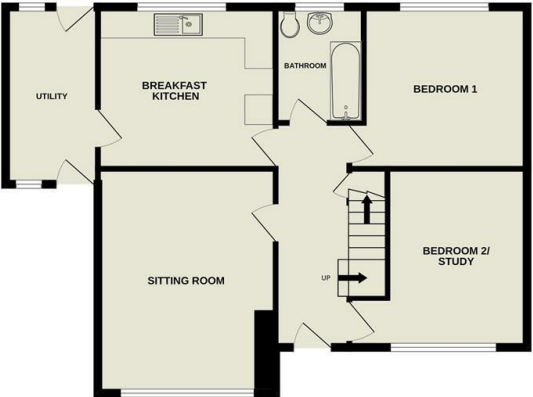




GROUND FLOOR INC. GARAGE
1002 sq.ft. (93.1 sq.m.) approx.



FIRST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA INC. GARAGE: 1400 sq.ft. (130.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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