



Beamsley Cottage

Bolton Road | | Addingham | LS29 0NQ

Asking price £299,950

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Trusted Estate Agents

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A charming stone built cottage of great character offering well appointed accommodation with interesting period features and occupying a very convenient setting close to the village centre. The property incorporates a large entrance porch, fitted kitchen and an adjoining sitting area on the ground floor whilst the upper floors include two good sized bedrooms and a bathroom with a modern white suite. Externally, there is a west facing stone flagged courtyard.

- Charming Character Cottage
- Large Entrance Porch
- Sitting Area
- Enclosed Stone Flagged Courtyard
- Council Tax Band B
- Convenient Central Location
- Fitted Kitchen
- 2 Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- EPC Rating E

GROUND FLOOR

Entrance Porch

6'4" x 5'0" (1.93m x 1.52m)

With a composite panelled door, porcelain tiled floor, wall mounted gas boiler and plumbing for an automatic washer.

Kitchen Area

11'9" x 8'9" (3.58m x 2.67m)

With a stainless steel sink unit and a range of fitted base units incorporating cupboards, drawers and heat resistant work surfaces. Electric cooker and gas hob with a filter hood over. Plumbing for a dishwasher and space for a fridge freezer. Exposed beam.

Sitting Area

15'2" x 8'6" (4.62m x 2.59m)

With exposed stone wall features. Exposed floorboards. Understairs store cupboard. Recessed spotlights and exposed beam.

FIRST FLOOR



A charming stone built cottage of great character offering well appointed accommodation with interesting period features and occupying a very convenient setting close to the village centre.



Landing

Leading to:

Bedroom

10'4" x 8'6" (3.15m x 2.59m)
With windows to two sides.

Bathroom

With a modern white suite comprising a panelled bath with a shower over, pedestal wash basin and a low suite wc. Ceramic tiled walls. Recessed spotlights.

SECOND FLOOR

Bedroom

16'3" x 12'7" (4.95m x 3.84m)
With four Velux rooflight windows, exposed timber floorboards and extensive under eaves storage cupboards.

OUTSIDE

Courtyard

To the front of the property is an enclosed stone flagged courtyard garden.

Addingham

With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by Ofsted in 2023. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds, Bradford and London.

Council Tax

City of Bradford Metropolitan District Council Tax Band B

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.

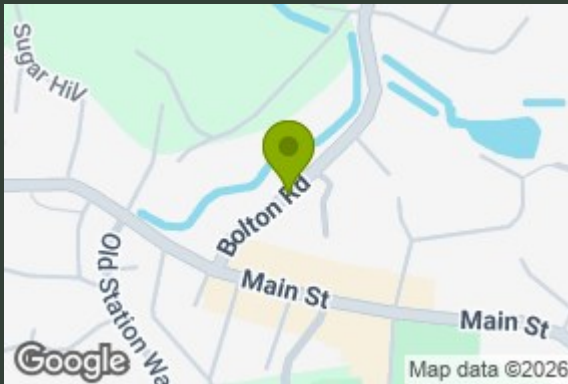
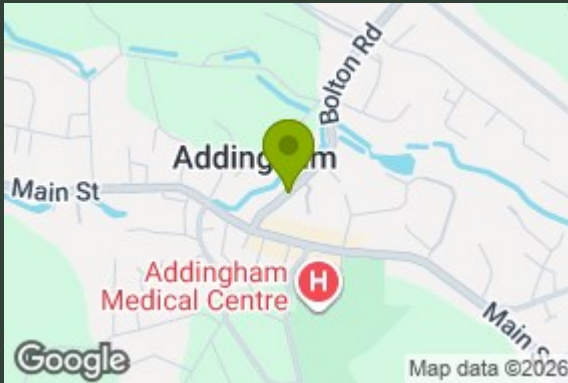
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Please Note

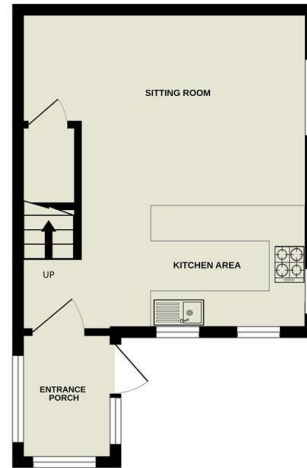
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

Tenure

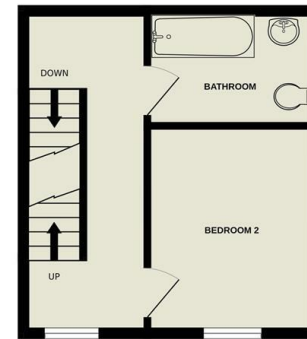
We are informed by the client/s that the property is Freehold.



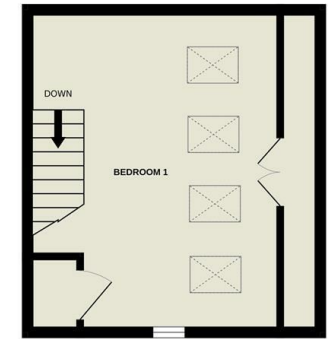
GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



FIRST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



SECOND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.0 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			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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