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Beckside Close, Addingham, LS29

£325,000

This beautifully renovated, stone built terraced cottage, built with reclaimed material from the local mill, sits in the heart of Addingham and is tastefully decorated throughout with the perfect mix of both modern and reclaimed material. The property has the advantage of tranquil private gardens both front and rear, as well as the benefit of allocated parking.

The stunning sitting room, with eco friendly cast iron bioethanal stove and reclaimed whitewashed wooden ceiling, is entered from a chequered tiled hallway with cosy reading nook, which in turn leads into the cosy kitchen with fully integrated appliances, wooden butcher's block breakfast bar and reclaimed natural wooden ceiling. Upstairs are two ample double bedrooms with storage and quality fitted wardrobes and a beautiful brand new bathroom with Burlington fixtures, stone free standing bath and quality tiles to walls and floor.

The beauty of this cottage is its beck side location and sun trap gardens providing an entirely private oasis of calm just off Main Street, yet within walking distance of local amenities in this popular village between Ilkley and the edge of the Dales. Rarely does a cottage of this quality so thoughtfully updated come to market.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ I 01943 660002
otley@hunters.com I www.hunters.com

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KEY FEATURES

- Refurbished stone built terrace
- Walk in ready with new carpets and quality decoration, tiling and lighting
- Use of reclaimed material throughout
- Sun trap private gardens
- Allocated off street parking
- Popular Addingham village location
- Council tax band D
- EPC rating C

KITCHEN

DIRECTIONS
From the centre of Ilkley at the bottom of Brook Street, proceed along the A65 to Addingham. Once in the village, proceed along Main Street, passing The Fleece Inn on the right. Continue for approximately 400 metres where Beckside Close can be found on the left hand side. The property can be clearly identified by the Hunters For Sale board.

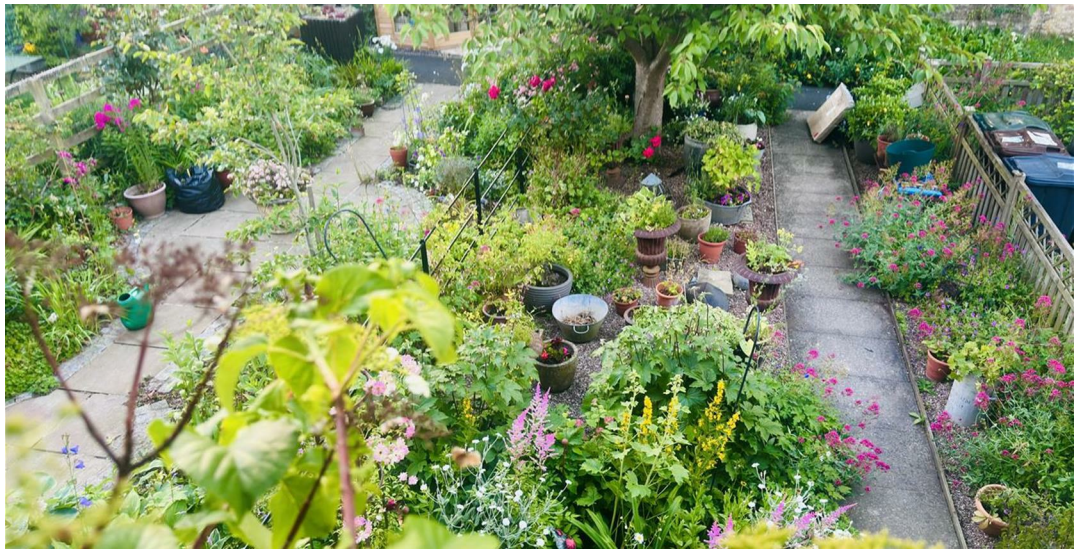
AGENTS NOTES
Tenure: Freehold

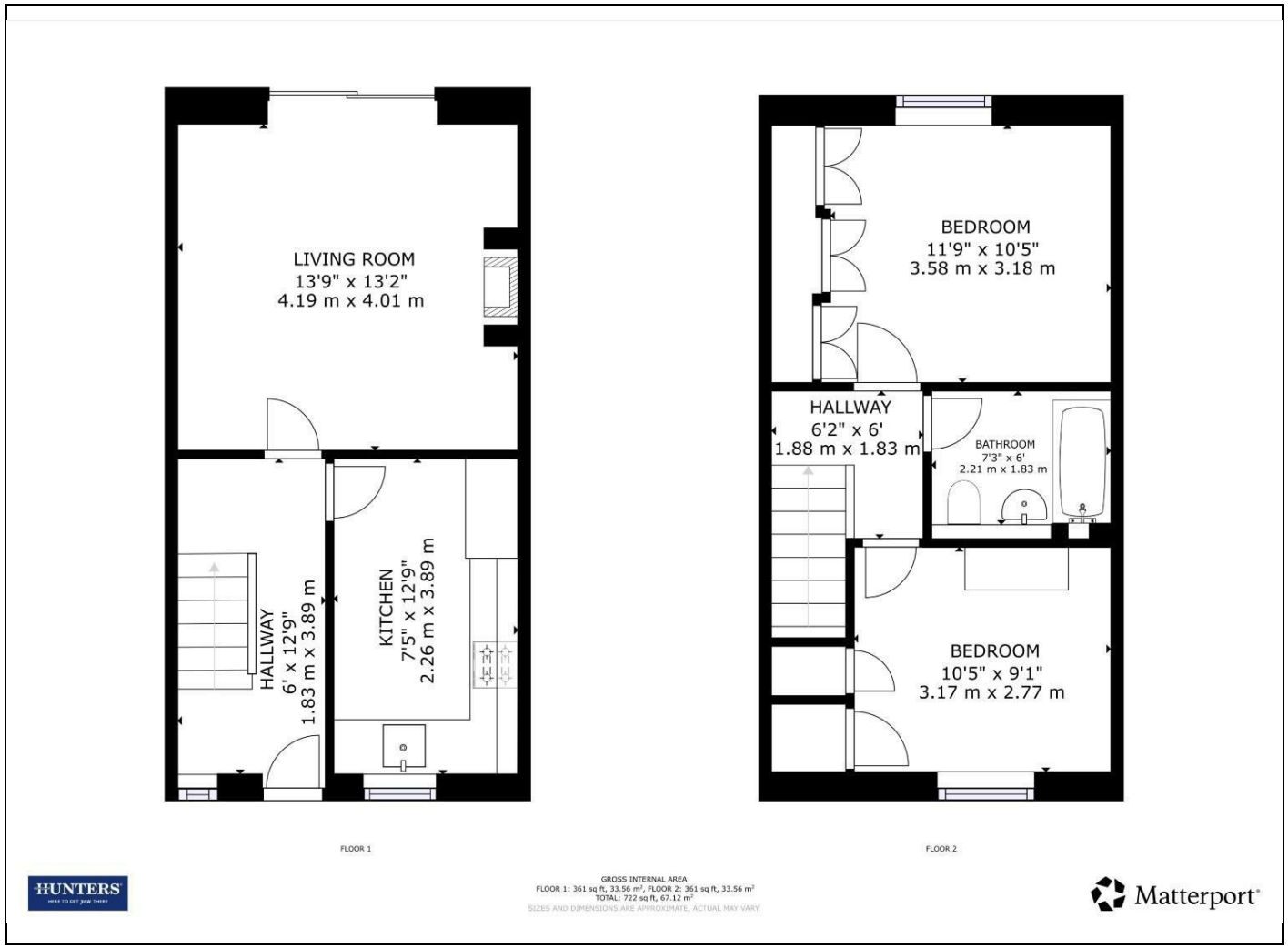
Council Tax Band D, Bradford City Council

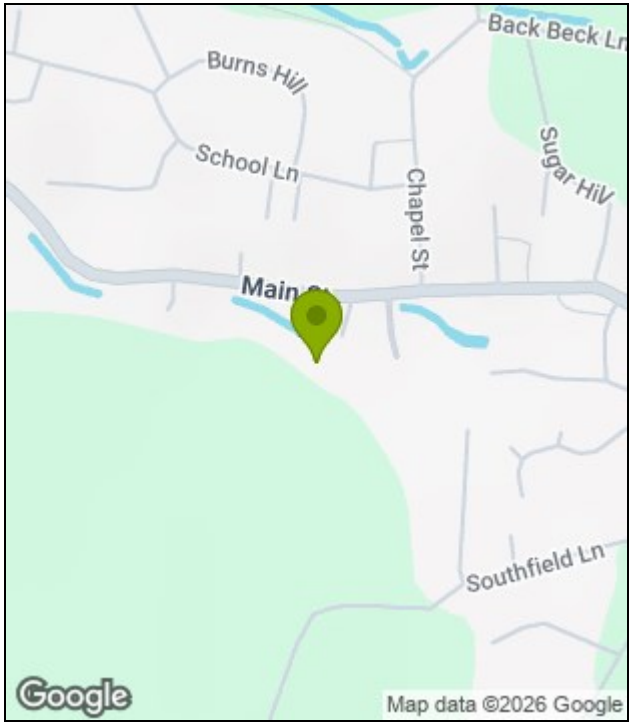
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our 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.

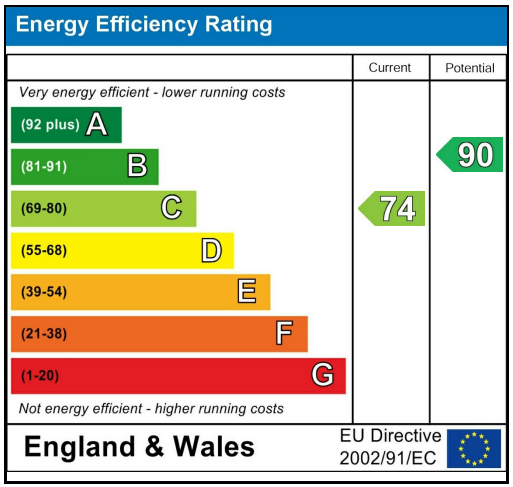
ADDITIONAL SERVICES
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer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