Harrison Robinson

Estate Agents

28 High House Mews, Addingham, LS29 0SJ

Guide Price £500,000

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GROUND FLOOR

Entrance Porch
A timber door opens into an entrance porch with carpeted flooring and space for hanging coats and storing shoes and boots. A part glazed door opens into:

Entrance Hall
A lovely, welcoming entrance hall with carpeted flooring, radiator and doors opening into the spacious lounge, breakfast kitchen, study/guest bedroom and cloakroom/W.C. A staircase leads to the first floor of the property.

Breakfast Kitchen
14'9" x8'10" (4.5 x2.7)
Beautifully presented fitted with a range of high gloss cabinetry with stainless steel handles, complementary worksurfaces and attractive tiling to splashbacks. Integrated appliances include electric oven, microwave, induction hob with extractor over, fridge freezer and dishwasher. A one and a half bowl stainless steel sink with mixer tap sits beneath three, double glazed windows to the front of the property. Beautiful tiled flooring, undercabinet lighting, radiator and handy, small breakfast bar to one corner. This is a wonderful, contemporary style kitchen, perfect for those who love to cook.

Lounge/ Dining Room
23'11" x 11'5" (7.3 x 3.5)
A spacious room with carpeted flooring, radiator and ample room for comfortable furniture and dining table. Two sets of double glazed windows to the rear allow natural light and French doors open into the sun room. A coal effect gas fire with stone surround and hearth is a lovely focal feature to this room.

Sun Room
Enjoying a lovely aspect over the rear garden with double glazed windows, French door to the garden and tiled flooring.

Bedroom/ Study
15'1" x 9'2" (4.6 x 2.8)
A spacious reception room, most flexible in use, currently arranged as a guest bedroom, with carpeted flooring, radiator and windows to the front elevation. This would work very well as a home office or snug, there is a deep, useful understairs storage cupboard/walk-in wardrobe.

Cloakroom / W.C.
With low level W.C. with concealed cistern and handbasin with chrome mixer tap set in vanity cupboards with a wall mounted, mirror fronted vanity cupboard over and tiled splashback. Slate effect flooring, extractor.

FIRST FLOOR

Landing
A return, carpeted staircase with timer balustrading leads to the first floor landing, where doors open into four good sized bedrooms and the house bathroom.

Master Bedroom
14'9" x 11'5" (4.5 x 3.5)
A spacious double bedroom to the rear of the house with carpeted flooring, radiator and a range of fitted furniture. Door into:

En Suite
A modern, four-piece en suite shower room with low level W.C. with concealed cistern, handbasin with chrome mixer tap set in a vanity cupboard and bidet. Separate shower cubicle with thermostatic shower, attractive wall tiling and curved, glazed doors. Neutral floor tiling, wall mounted mirror with lighting, wall mounted vanity cupboard.

Bedroom Two
15'1" x 12'1" (4.6 x 3.7)
A large double bedroom to the rear of the property with carpeted flooring, radiator, double glazed windows and tall fitted wardrobes, cupboards and drawers.

Bedroom Three
15'1" x 8'10" (4.6 x 2.7)
A third double bedroom to the front elevation with carpeted flooring, double glazed windows and floor to ceiling fitted wardrobes with sliding, mirror fronted doors.

Bedroom Four
8'10" x 7'6" (2.7 x 2.3)
A fourth bedroom to the rear of the house with carpeted flooring, double glazed windows and radiator.

OUTSIDE

Garden
The property enjoys a low maintenance, very private rear garden, predominantly paved with a small patio area, ideal for outdoor furniture, and an area of level, artificial grass. There are pretty flower beds and borders with a range of shrubs and hedging and fencing maintain privacy. A timber gate opens to the road to the side of the house leading under the archway to the front, where one finds a large area of level lawn which could be developed further.

Driveway Parking
The house benefits from a block paved driveway to the front of the house providing off road parking for two vehicles. EV charger.

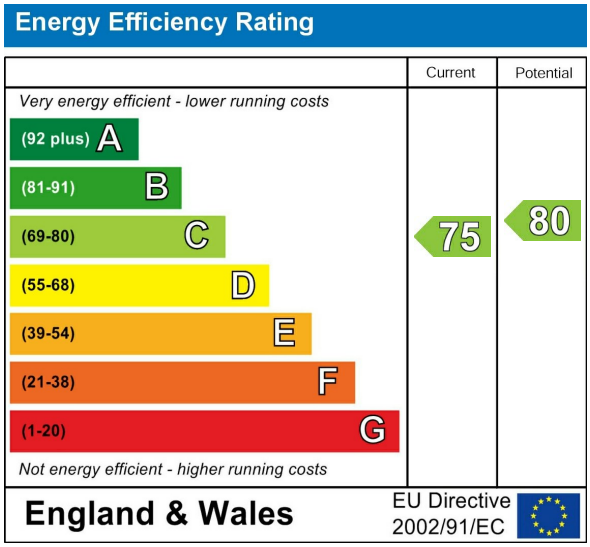
Garage
A separate single garage with up and over door providing excellent storage and additional parking.

NOTES AND TENURE
We are advised by our vendor that the property is leasehold with the remainder of a 999 year lease from 1st August 1990. We have been informed that there is an administration charge of £33 per annum, payable to High House Mews Management Ltd.
Please note that pets are not allowed.
There are no age restirctions.

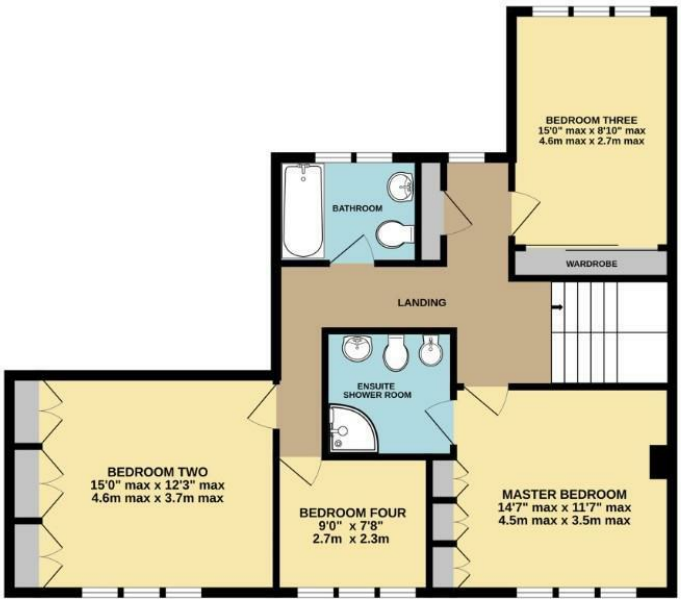
UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast Fibre Broadband is shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

Tel: 01943 968 086

- Four Double Bedroom Mews Style Property
- Contemporary Styled Kitchen
- Master Bedroom With En Suite
- Two Reception Rooms
- Sun Room And Low Maintenance Courtyard Garden
- Single Garage
- Driveway Parking With EV Charger
- Close To Village Amenities And Countryside
- A Short Level Walk To The Village Centre
- Council Tax Band F



GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



FIRST FLOOR
801 sq.ft. (74.4 sq.m.) approx.

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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1470 SQ.FT. (136.6 SQ.M.)

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

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