

# Harrison Robinson

Estate Agents



**41 Bolton Road, Addingham, LS29 0NW**

**Price Guide £375,000**

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## Price Guide £375,000



### GROUND FLOOR

#### Entrance Hall

A half-glazed timber doorway opens from the covered entrance porch into a spacious, carpeted hallway. Stairs lead to the first floor. Two useful store cupboards afford storage space. A door gives access to the through Lounge/Sitting room and there is direct open access into the Dining Kitchen.

#### Shower Room

Off the hallway is a stylish, contemporary shower room fitted with a fully tiled, walk-in, glazed shower cubicle with thermostatic, chrome, wall mounted shower controls, drench shower and separate hand shower. Ceramic, vanity basin with storage below and low-level w/c. This is perfect to reduce the pressure on the bathroom during those busy morning starts and doubles up as a guest cloakroom.

#### Sitting Room

8'5" x 8'0" (2.59 x 2.44)

From the hallway one enters directly into the sitting room having aspects over the rear garden, this area could be utilised as a formal dining area should you wish.

#### Lounge

12'2" x 10'0" (3.73 x 3.05)

Through into a spacious lounge area with fitted fireplace housing a coal effect stove, carpeted flooring and window to the front elevation.

#### Dining Kitchen

20'2" x 16'0" (6.15 x 4.88)

From the hallway is direct access into the spacious dining kitchen, the true heart of this lovely, family home. One enters a carpeted dining area which in turn opens into the spacious, contemporary, fitted kitchen having dark blue, Shaker style units with contrasting work surfaces over. A ceramic sink sits under a window giving aspects over the rear garden. Integrated appliances include a four-burner gas hob with extractor over, dishwasher, eye level double electric oven and American style stainless-steel fridge freezer. Ceramic tiling to the flooring, space and plumbing for a washing machine. Several windows afford a good amount of natural light. A half-glazed timber door gives access to the rear garden.

#### Playroom

9'10" x 7'4" (3.02 x 2.26)

Directly off the kitchen a further flexible reception room is perfect for a playroom or home office.

### Landing

Stairs from the hallway lead up to the first-floor landing.

### FIRST FLOOR

#### Bedroom One

16'4" x 9'1" (5.00 x 2.77)

A great-sized, double bedroom to the front elevation with windows affording countryside aspects. Carpeted flooring.

#### Bedroom Two

11'11" x 8'2" (3.64 x 2.51)

A further double bedroom having fitted wardrobes and window overlooking the rear garden. Carpeted flooring.

#### Bedroom Three

11'3" x 7'4" (3.45 x 2.24)

A dual aspect bedroom again affording a good amount of space. Carpeted flooring.

### Parking

The property benefits from an allocated parking space within a level, tarmacadam, communal area to the rear.

#### Bedroom Four

8'9" x 7'4" (2.67 x 2.26)

Last but not least, bedroom four, not to be outdone, affords a good amount of space. Carpeted flooring.

### Bathroom

Fitted with a panel bath, pedestal washbasin and low-level w/c. Tiling to the splashbacks. Window to the rear with obscure glazing.

### OUTSIDE

#### Garden

To the front a cottage style garden with an area of lawn and mature planting creates a charming 'cottage' style vista. To the rear a patio style garden area is fenced off from a large, communal garaging area. A path with gateway leads to the front of the property.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

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

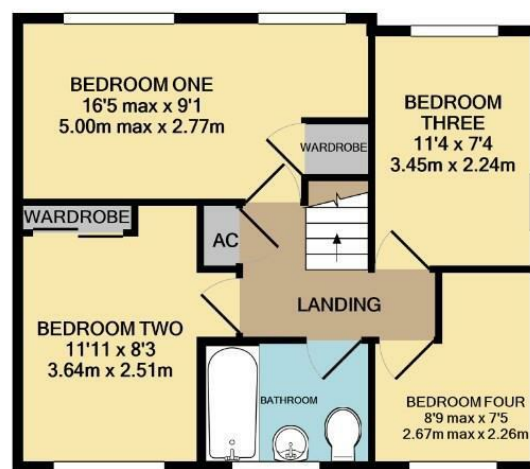
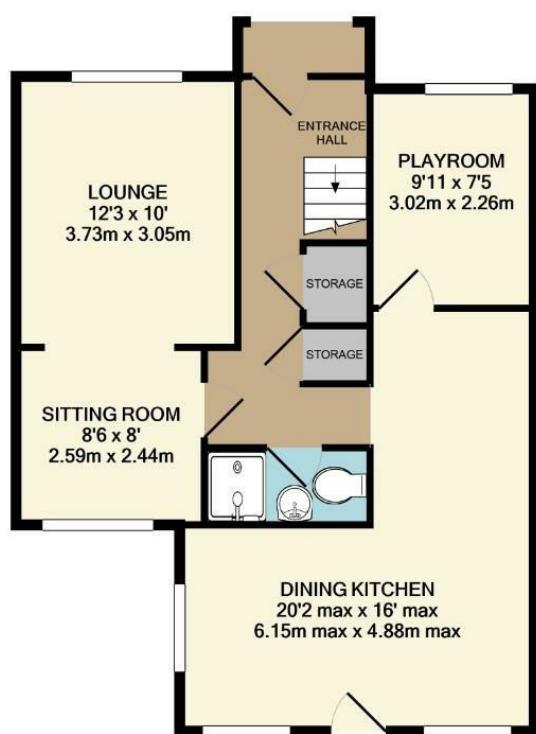


- Four Bedroom Semi-Detached Property
- Charming Countryside Location
- Spacious Shaker-Style Dining Kitchen
- Ground Floor Shower Room
- Through Sitting Room/Lounge
- Spacious Communal Parking
- South Facing Rear Garden Area
- Excellent Flexible Family Home
- Council Tax Band D

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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**TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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