



St. Michaels Way | | LS29 0RN

Asking price £495,000

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19 St. Michaels Way |
Addingham | LS29 0RN
Asking price £495,000

Situated within a desirable cul-de-sac just a brief walk from the centre of Addingham village, this spacious four-bedroomed semi-detached home offers versatile family accommodation, with lovely views towards Beamsley Beacon.

The ground floor features three reception rooms comprising a living room, sitting room and dining room, alongside a generous dining kitchen, useful utility room and downstairs WC. The first floor features four bedrooms, including three generous double bedrooms, together with two bathrooms.

Externally, the property benefits from front and rear gardens and a driveway providing off-street parking for two cars. This is an excellent opportunity to acquire a generously proportioned family home in a sought after village setting.

- Spacious Semi-Detached Family Home
- Desirable Cul-De-Sac Location
- Lovely Views Towards Beamsley Beacon
- Four Bedrooms & Two Bathrooms
- Off-Street Parking For Two Cars
- Three Reception Rooms

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

16'2 x 5'10 (4.93m x 1.78m)

Accessed via a composite door, the inviting entrance hall has a cupboard housing the boiler and a useful understairs cloaks cupboard.

Sitting Room

12'5 x 11'7 (3.78m x 3.53m)

Featuring a bowed window to the front, with a westerly aspect flooding the room with natural light. There is also oak flooring throughout and a gas fire.



Generous and versatile downstairs accommodation, with three reception rooms, a spacious dining kitchen and useful utility room.



Dining Room

16'7 x 7'8 (5.05m x 2.34m)

Also with a bowed window to the front elevation, oak flooring and a useful serving hatch through to the kitchen.

Dining Kitchen

17'7 x 17'7 (max) (5.36m x 5.36m (max))

The generous dining kitchen comprises an extensive range of base and wall units, complemented by coordinating worksurfaces and a tiled splashback. Integrated appliances include a five-ring gas hob with hood over, dual oven and dishwasher plus space for a fridge/freezer. The dining kitchen also features recessed spotlights, tiled flooring, a Velux window and a rear-facing window with views towards Beamsley Beacon. There is also ample space for a dining table, making this a practical and sociable family space.

Living Room

12'4 x 9'4 (3.76m x 2.84m)

A third reception room with oak flooring and a window to the rear providing an outlook over the garden and towards Beamsley Beacon.

Utility Room

With a tiled floor, space for a dryer, plumbing for a washing machine, worktop and tiled splashback.

Cloakroom

Comprising a WC, heated towel rail and hand wash basin.

Rear Entrance Hall

With a tiled floor, ample space for coats and boots and a part-glazed UPVC door to the rear garden.

FIRST FLOOR

Landing

With a hatch to the loft.

Bedroom

18'1 x 8'4 (5.51m x 2.54m)

An ample double bedroom with a window to the front elevation and spotlights.

Ensuite

8'2 x 5'2 (2.49m x 1.57m)

Highly appointed and comprising a walk-in rainfall shower with glass screen and separate attachment, WC, hand wash basin within vanity unit, heated towel rail, spotlights, extractor fan and wall mounted LED mirror. There is also a window to the rear elevation.

Bedroom

10'8 x 10'5 (3.25m x 3.18m)

Another generous double bedroom with a window to the rear elevation providing stunning far reaching views. There is also a useful recessed wardrobe and a recessed linen cupboard.



Bedroom

10'8 x 11'8 (3.25m x 3.56m)

A third double bedroom including a recessed wardrobe and a window to the front providing a Westerly aspect.

Bedroom

7'8 x 7'10 (2.34m x 2.39m)

A single bedroom with a window to the front elevation.

Bathroom

7'4 x 5'5 (2.24m x 1.65m)

The bathroom includes a bath with shower over, hand wash basin within vanity unit, WC and heated towel rail. There is also a window to the rear elevation.

OUTSIDE

Front Garden

Featuring a West facing patio bordered by a fence and hedging.

Driveway

A block paved driveway with providing off-street parking for two vehicles.

Rear Garden

Enclosed by fencing and mature shrubs, the rear garden is partially lawned with a patio and decked area providing the perfect spots for outdoor entertaining. The rear garden also includes a useful shed, outdoor tap and socket.

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.

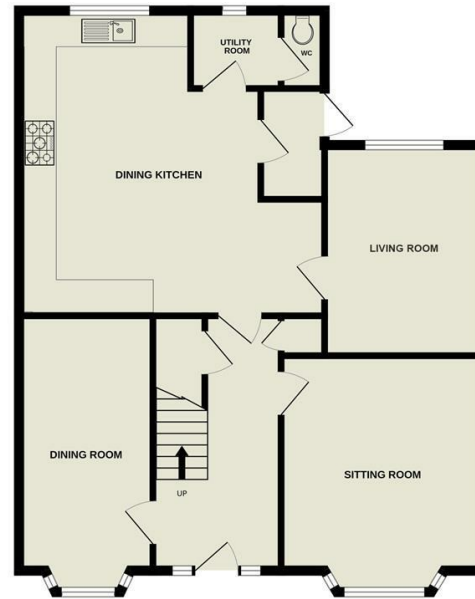


The rear garden features both a patio and decking area, providing versatile spaces for outdoor dining and relaxing, with lovely views towards Beamsley Beacon.





GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



FIRST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 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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