



Cross End Fold | Addingham | Ilkley | LS29 0RT

Asking price £465,000

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## 5 Cross End Fold | Addingham Ilkley | LS29 0RT Asking price £465,000

This conveniently located property has recently been updated to a high standard by the current vendors to create an impressive three bed roomed property in the heart of Addingham Village.

Situated in a small cul de sac just off Addingham Main Street this stone built cottage offers light and airy accommodation with a French doors leading out onto the delightful rear garden.

There is also a garage and parking.

- Set in the heart of the village
- Impressive breakfast kitchen with adjoining dining area
- House bathroom, En-suite and cloakroom
- Sitting room with French doors to the rear garden
- Three Bedrooms
- Delightful garden, garage and parking

With gas central heating, the accommodation comprises:

### GROUND FLOOR

#### Covered Entrance

Leading to:

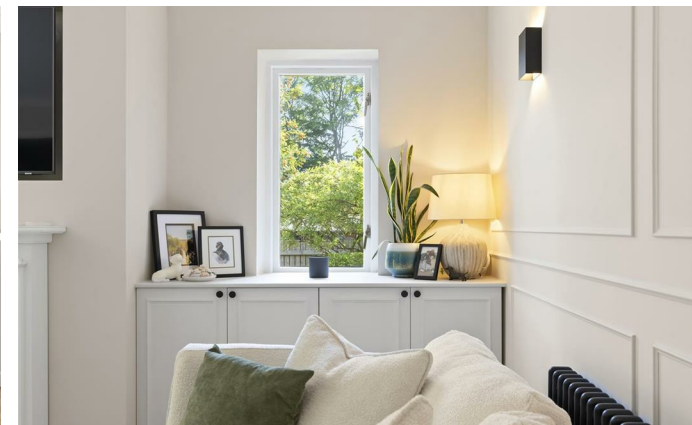
#### Entrance Hall

15'1 x 6'5 (4.60m x 1.96m)

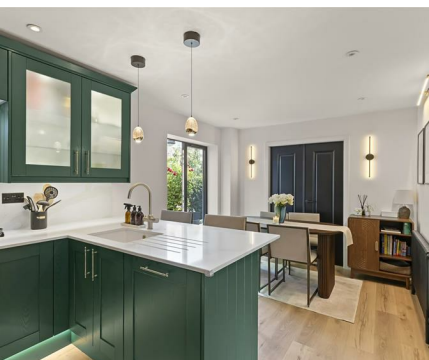
A welcoming entrance hall with luxury vinyl tiled flooring and decorative panelled walls. Useful understairs store cupboard.

#### Cloakroom

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



An impressive three bedroomed cottage situated in the heart of Addingham village with a delightful garden, garage and parking.



## Breakfast Kitchen & Adjoining Dining Area

16'1 x 9'9 (4.90m x 2.97m)

Accessed via glazed double doors, this impressive breakfast kitchen offers an extensive range of fitted base and wall units, glass fronted cupboards, wine rack and pull out bins. With coordinating Quartz worksurfaces, upstands, and breakfast bar. Integrated appliances include an oven, microwave, four ring induction hob with hood over and dishwasher. Recessed space for an American freestanding fridge freezer. French doors leading to the garden. Additional double doors leading into the sitting room.

## Sitting Room

16'7 x 11'9 (5.05m x 3.58m)

A light and airy sitting room with a feature fireplace housing a wood effect gas fire, this inviting sitting room has a range of useful store cabinets with panelled doors. With luxury vinyl tiled flooring, dado rail, panelled walls, and four reading lights. Two windows to the side elevation and French doors to the garden.

## FIRST FLOOR

### Landing

With a utility cupboard with plumbing for a washing machine and space for a dryer. Useful store cupboard.

### Bedroom

11'10 x 9'8 (3.61m x 2.95m)

A good sized bedroom, with a wood panelled wall and a walk-in wardrobe with hanging space, drawers, shelves and LED lighting. Window to the rear elevation with a lovely outlook.

### Ensuite

9'6 x 6'0 (2.90m x 1.83m)

Comprising a walk-in rainfall shower, vanity unit and WC. Heated towel rail and mirror cabinet with LED lighting. Window to the rear elevation.

### Bedroom

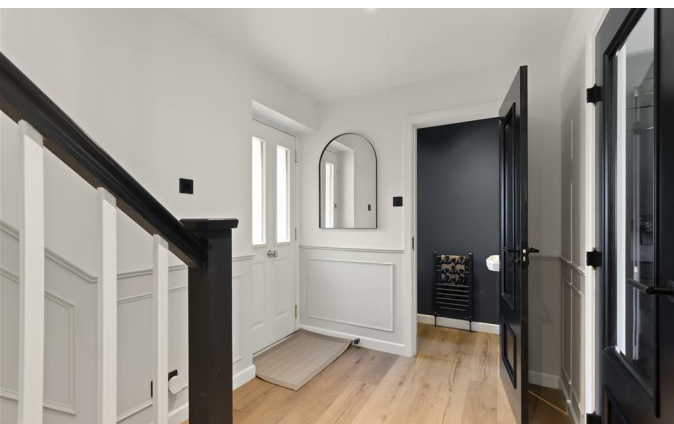
11'7 x 9'7 (3.53m x 2.92m)

A good sized bedroom, with two fitted wardrobes and central desk. Wood panelled wall and window to the rear elevation with a lovely outlook.

### Bedroom

8'5 x 6'6 (2.57m x 1.98m )

Window to the side elevation.



## Bathroom

6'1 x 6'6 (1.85m x 1.98m)

Fitted with a suite comprising a bath with rainfall shower over and glass screen, hand wash basin, WC and heated towel rail. Window to the front elevation.

## OUTSIDE

### Garage

15'11 x 8'4 (4.85m x 2.54m)

Located in the cul de sac, with an up and over door, light and power.

### Parking

To the front of the garage there is a parking space. There is visitors parking for the properties.

### Garden

A good sized garden with an extensive flagged patio area ideal for outside relaxation, mature shrub borders, steps down to a further patio and shrub borders.

### 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.

### 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.

### 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>

### Council Tax

City of Bradford Metropolitan District Council Tax Band

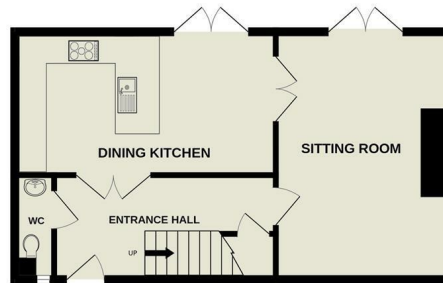


This charming property has been sympathetically updated by the current vendors to create an impressive home offering three bedrooms and two bathrooms.

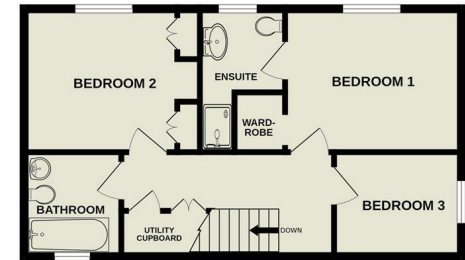




GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

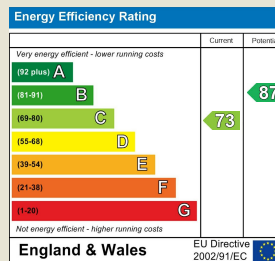


FIRST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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