



Harcourt Drive | | LS29 0HZ

Asking price £550,000

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WHITE**
Trusted Estate Agents

6 Harcourt Drive |
Addingham | LS29 0HZ
Asking price £550,000

A delightful detached bungalow offering smartly appointed and well proportioned accommodation in a quiet and secluded position within a short and level walk of village amenities. The property incorporates a welcoming hallway with a cloakroom, a sitting room with adjoining dining area, a fitted kitchen with integrated appliances, three bedrooms and a recently refurbished bathroom. Externally there is a garage and extensive off road parking. The bungalow stands within a generous level plot with a very private south facing front garden and a landscaped rear garden with a double glazed summerhouse.

- Detached Bungalow
- Sitting Room & Adjoining Dining Area
- 3 Bedrooms & Recently Refurbished Bathroom
- South Facing Private Front Garden
- EPC Rating D
- Lovely Private Setting
- Fitted Kitchen With Integrated Appliances
- Garage & Extensive Off Road Parking
- Sizeable Rear Garden With Double Glazed Summerhouse
- Council Tax Band F

GROUND FLOOR

Reception Hall

14'4" x 5'5" (4.37m x 1.65m)

With a broom cupboard housing a wall mounted gas central heating boiler. Moulded ceiling cornice and wall light point. A fold down ladder give access to the boarded roof space providing excellent storage.

Side Vestibule

With a linen cupboard and a door to the side of the property.

Cloakroom

With a low suite wc and a pedestal wash basin.



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Open Plan Living Area

Comprising:

Sitting Area

19'3" x 11'7" (5.87m x 3.53m)

With a contemporary gas stove standing on a stone hearth. Moulded ceiling cornice. A patio door leading to the south facing front garden.

Adjoining Dining Area 11'0" x 8'6"

With a moulded ceiling cornice and window to two side. A door gives access to the kitchen.

Kitchen

10'11" x 10'4" (3.33m x 3.15m)

With a porcelain sink with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Integrated appliances include an electric double oven ad hob with filter hood over, microwave cooker, fitted fridge and freezer. Plumbing for an automatic washer.

Inner Hall

Leading to:

Bedroom 1

12'4" x 11'10" (3.76m x 3.61m)

With fitted wardrobes, cupboards, drawers and a dressing table. Recessed spotlights.

Bedroom 2

11'10" x 10'3" (3.61m x 3.12m)

With fitted wardrobes having cupboards over.

Bedroom 3

10'10" x 7'2" (3.30m x 2.18m)

With a fitted desk and cupboards. Moulded ceiling cornice.

Bathroom

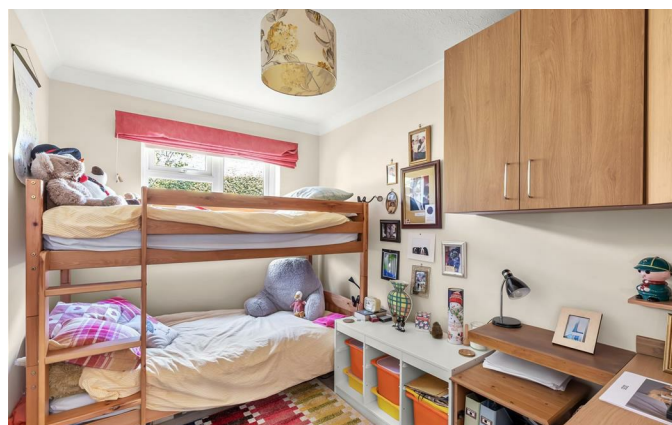
Refurbished to a high standard with a modern white suite comprising a panelled bath with a hand held shower, shower cubicle, wash basin with drawers beneath and a low suite wc. Ceramic tiled walls. Recessed spotlights and a heated towel rail.

OUTSIDE

Garage

20'5" x 9'0" (6.22m x 2.74m)

With an electrically operate up and over door. To the rear of the garage is a useful utility area with extensive fitted cupboards, plumbing for an automatic washer and space for a dryer. Door leading to the rear garden.



Gardens

The property stands on a particularly generous plot with good sized gardens to both front and rear.

The garage is approached by a resin driveway providing additional off road parking together with a parking area to the front of the bungalow.

Immediately to the front of the property is a very private south facing garden with a patio and artificial lawn for ease of maintenance. There is an electrically operated retractable awning above the patio area.

To the rear of the bungalow there is a large garden area which has been hard landscaped with stone terraces and which accommodates an octagonal double glazed summerhouse.

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>

Tenure

We are informed by the client/s that the property is Freehold

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.

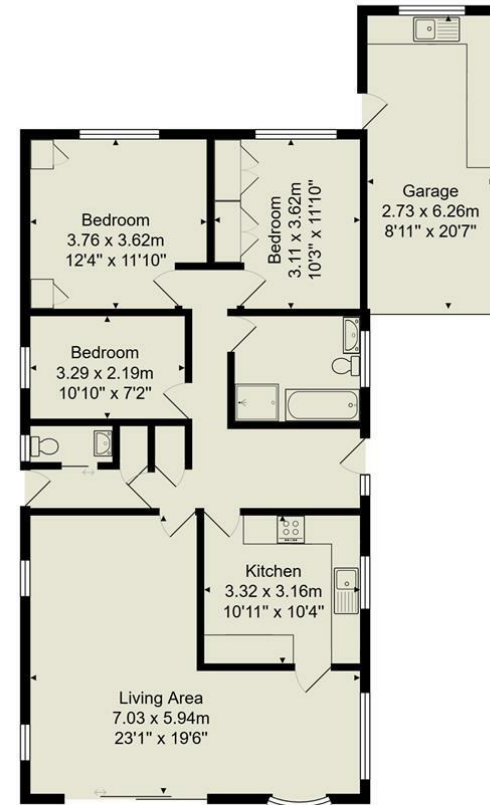
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



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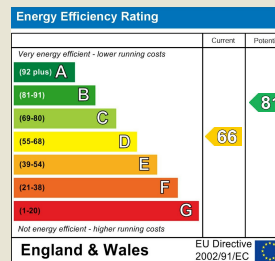


Total Area: 116.1 m² ... 1250 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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139 Bolling Road

Ben Rhydding

Ilkley

West Yorkshire

LS29 8PN

01943 661141

ilkley@tranmerwhite.co.uk

<https://www.tranmerwhite.co.uk/>