



School Lane | Addingham | LS29 0JN

Asking price £450,000

**TW** | **TRANMER  
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Trusted Estate Agents

37 School Lane |  
Addingham | LS29 0JN  
Asking price £450,000

Occupying a secluded setting, this superb detached home enjoys a beautiful outlook across open fields and Bracken Ghyll Golf Club while providing flexible three double bedrooms, two bathroom accommodation arranged over two floors.

Standing within a generous plot, the property features mature gardens to the front and rear, a garage and a driveway that provides ample off-street parking for two cars.

- Three Double Bedrooms & Two Bathrooms
- Garage & Driveway
- Southerly Aspect & Exceptional Views
- Secluded Location

With gas fired central heating, the accommodation comprises:

### Ground Floor

#### Entrance Porch

With a tiled floor and glazed door leading to:

#### Reception Hall

Including a useful understairs cloaks cupboard.

#### Sitting Room

16'9 x 13'0 (5.11m x 3.96m)

A light and airy reception room featuring four wall light points, window to the side elevation and a sliding glazed door that leads to the rear garden while offering a beautiful outlook towards Bracken Ghyll Golf Club.



This impressive detached home stands within a generous plot that features a superb, lawned rear garden that overlooks Bracken Ghyll Golf Club.



### **Kitchen**

10'9 x 8'6 (3.28m x 2.59m)

Comprising a good range of base and wall units with coordinating work surfaces and splashback. Appliances include an oven, four ring induction hob with hood over, space for a fridge/freezer, plumbing for a dishwasher and plumbing for a washing machine. The kitchen also includes a heated towel rail and a door to the side elevation.

### **Dining Area**

10'10 x 7'11 (3.30m x 2.41m)

Adjoining both the kitchen and reception hall as well as enjoying an outlook over the front garden.

### **Bedroom**

12'6 x 10'10 (3.81m x 3.30m)

A double bedroom featuring a range of fitted wardrobes, overhead cupboards, drawers and bedside cabinets.

### **Shower Room**

8'6 x 7'6 (2.59m x 2.29m)

Well-appointed and comprising a walk-in shower with glass screen, hand wash basin, w.c, heated towel rail and a fitted linen cupboard.

### **First Floor**

#### **Bedroom**

16'0 x 11'4 (4.88m x 3.45m)

An ample double bedroom including under-eaves store cupboards, airing cupboard, velux window and a window that provides a Southerly aspect as well as an outlook towards Addingham Moorside.

#### **Bedroom**

16'1 x 11'0 (4.90m x 3.35m)

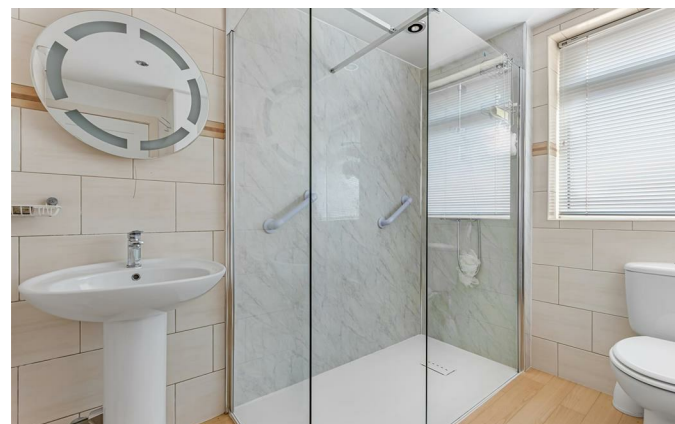
A third double bedroom featuring fitted book shelves, laminate wood flooring, velux window and a sliding glazed door that opens onto a Juliet balcony, providing a gorgeous view over the rear garden and towards the golf club and fields beyond.

#### **Shower Room**

9'2 x 5'4 (2.79m x 1.63m)

Featuring a walk-in shower, hand wash basin, w.c and a velux window.

### **Outside**



## Garage

17'7 x 8'9 (5.36m x 2.67m)

Accessed either via twin timber doors to the front or a door to the rear. Including light plus power and housing the boiler.

## Driveway

A tarmacadam driveway providing off-street parking for two cars.

## Front Garden

A mature, well-planted garden featuring mature shrubs and trees as well as colourful flowers.

## Rear Garden

A stanout feature is the principally lawned rear garden which includes a rockery, paved seating area and a shed. Stone steps lead down to a lower garden area with a beck just beyond.

## 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.

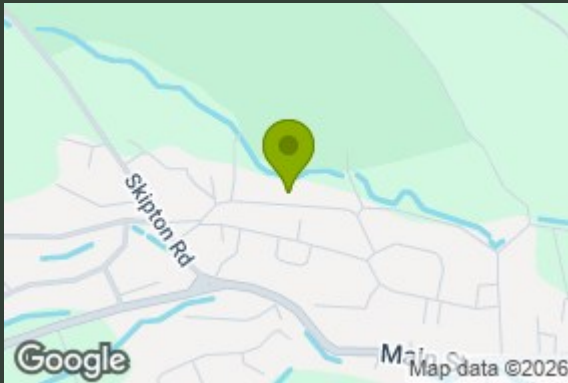


Three double bedrooms and two shower rooms arranged over two floors provide a good degree of versatility.

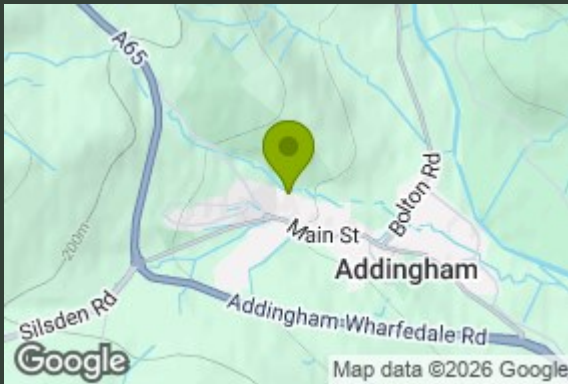




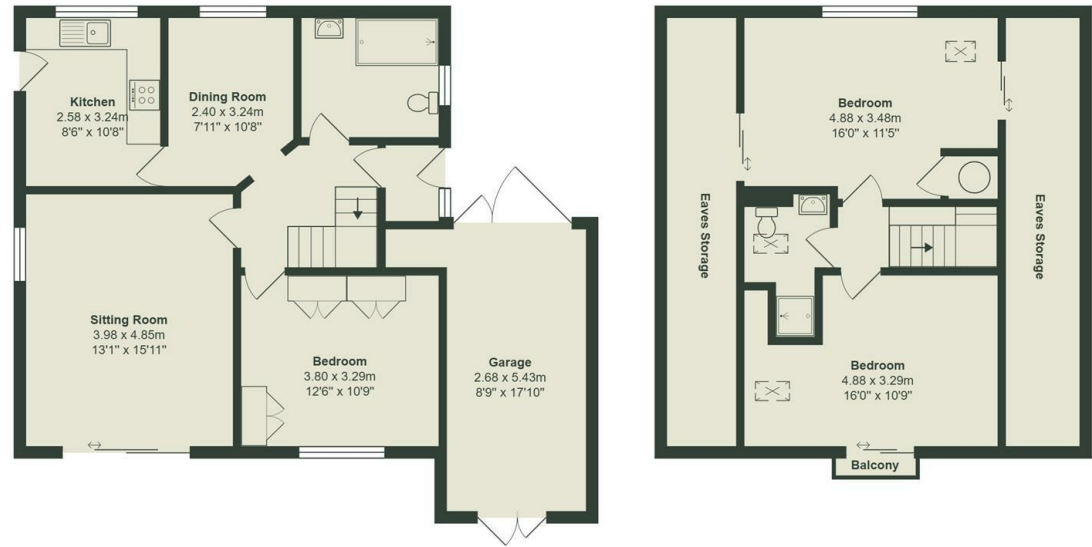
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Total Area: 146.3 m<sup>2</sup> ... 1575 ft<sup>2</sup> (excluding balcony)

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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