Harrison Robinson

Estate Agents

16 Broadfield Way, Addingham, LS29 0TJ

£425,000

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GROUND FLOOR

Entrance Hall

A smart, composite entrance door with decorative, glazed panes and tall, obscure glazed side windows opens into a welcoming entrance hall with solid wood flooring, radiator and space for hanging coats. A door opens into the lounge and a carpeted staircase leads to the first floor of the property. Obscure glazed window to side elevation.

Lounge

14'1" x 13'1" (4.3 x 4.0)

A spacious lounge with three, double glazed windows to the front elevation, solid wood flooring and radiator. A coal effect, gas fire set on a stone hearth with attractive stone surround provides a focal feature to the room, There is ample space for comfortable furniture. Useful, understairs cupboard with shelving and wall hooks providing storage.

Dining Kitchen

16'0" x 12'1" (4.9 x 3.7)

A good sized dining kitchen with a range of pale wood effect cabinetry with stainless steel handles and undercabinet lighting., laminate worksurfaces and tiled splashbacks. Integrated appliances include electric oven and grill, four ring gas hob with stainless steel extractor over and freestanding dishwasher. A new, one and a half bowl, stainless steel sink and drainer with chrome mixer tap sits beneath two, double glazed windows to the rear, overlooking the garden and enjoying views of the hills in the distance. Neutral floor tiling with underfloor heating, radiator, ceiling lights. There is ample room for a large family dining table here making this a most sociable space. Glazed doors open into the garden room giving access to the garden and a further door opens to a small hall leading to the cloakroom/W.C., utility room and integral garage.

Garden Room

12'1" x 9'6" (3.7 x 2.9)

A lovely, light and airy garden room to the rear of the property with uPVC, double glazed windows and roof and patio doors leading out to the rear garden. Neutral tiled flooring, electric radiator. This is a lovely spot to sit and enjoy the views directly across to Beamsley Beacon and the aspect over the rear garden.

Utility Room

9'2" x 6'2" (2.8 x 1.9)

A good sized utility room to the rear of the house with space and plumbing for undercounter appliances, worksurface and cupboard and stainless steel sink and drainer with chrome taps beneath two, double glazed windows. Tiled flooring, radiator, space for coats and shoes.

Cloakroom / W.C.

With low-level W.C. and wall hung handbasin with chrome taps and tiled splashback with glass shelf and wall mirror over. Tiled flooring, radiator, extractor, ceiling lights.

Integral Garage

17'0" x 9'6" (5.2 x 2.9)

An integral, single garage with up and over door, power and lighting, housing the wall mounted, gas central heating boiler, and providing excellent storage.

FIRST FLOOR

Landing

A carpeted staircase with handrail leads to the first floor landing of the property, where doors open into four bedrooms and the house bathroom. There is a useful storage cupboard with shelving. A hatch gives access to the loft area.

Master Bedroom

12'9" x 10'2" (3.9 x 3.1)

A good sized, double bedroom to the front of the house with double glazed windows enjoying glimpses of hills in the distance, laminate flooring and radiator. Walk-in wardrobe with hanging rails and shelf, door into:

En Suite Shower Room

A very well presented, ensuite shower room with low-level W.C., handbasin with chrome mixer tap set in a high gloss vanity cupboard and shower cubicle with thermostatic shower, folding glazed screens and wall mounted controls. Attractive, neutral wall tiling, chrome, ladder style, heated towel rail, extractor, recessed ceiling lights. Wall mounted mirror and shaver socket, complementary, grey floor tiles.

Bedroom Two

13'1" x 9'2" (4 x 2.8)

A second double bedroom, again, with double glazed windows to the rear enjoying beautiful countryside views, laminate flooring and radiator.

Bedroom Three

13'1" x 8'6" (4 x 2.6)

A double bedroom to the rear of the house with double glazed windows enjoying a fantastic, direct view across to Beamsley Beacon, laminate flooring and radiator.

Bedroom Four

9'2" x 7'2" (2.8 x 2.2)

A single bedroom to the rear of the house with double glazed windows enjoying lovely views, carpeted flooring and radiator.

Bathroom

A very well presented, modern, three-piece house bathroom with low-level W.C., handbasin with chrome, waterfall tap set in high gloss vanity cupboards and panel bath with central, chrome, waterfall tap, thermostatic shower and glazed screen. Attractive wall tiling, complementary, tile effect, vinyl flooring. Tall, chrome, ladder style, heated towel rail, extractor. Two double glazed windows with obscure glazing, recessed ceiling lights.

OUTSIDE

Gardens

To the rear one finds a good sized, low maintenance garden, mainly gravelled with two, paved patio areas with space for outdoor furniture to enjoy al fresco dining and a variety of shrubs. Fencing maintains privacy, a wooden gate leads to the rear of the house. To the front there is a small garden area setting the house back from the roadside.

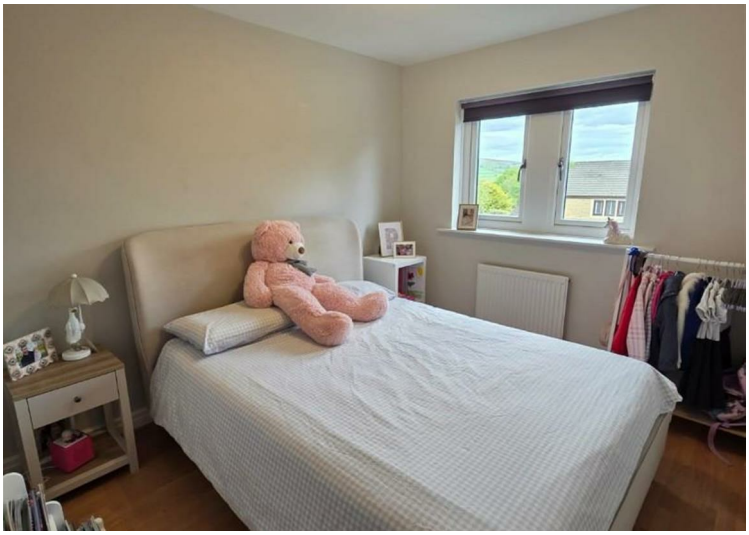
Driveway Parking

The house benefits from a tarmacadam driveway providing off road parking for one vehicle.

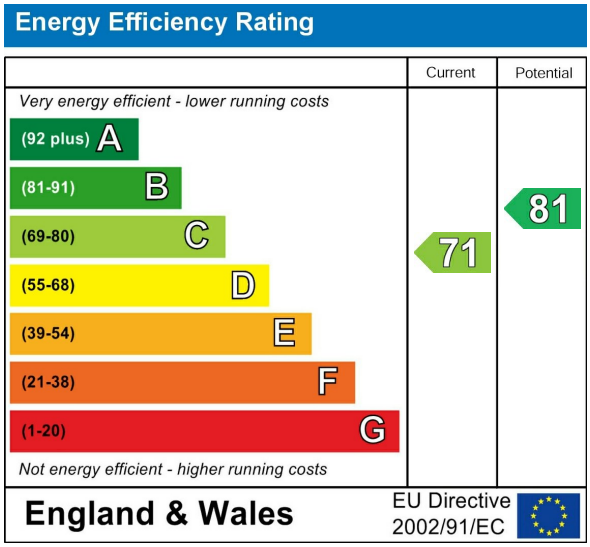
UTILITIES AND SERVICES

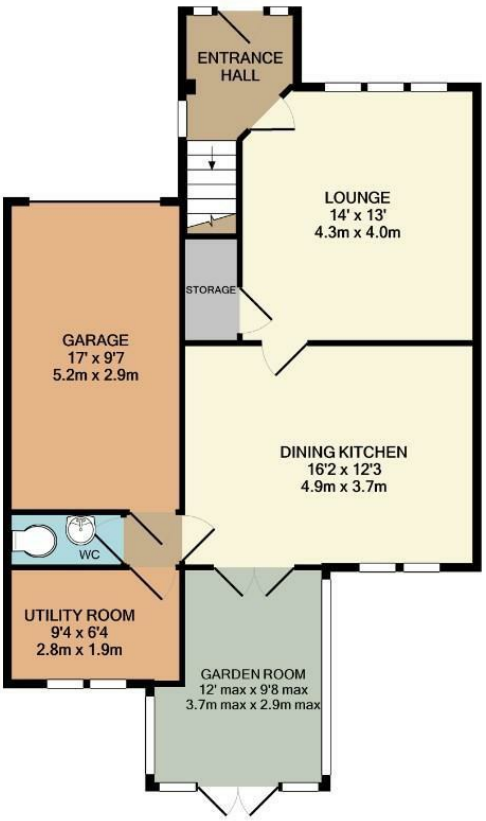
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

Tel: 01943 968 086

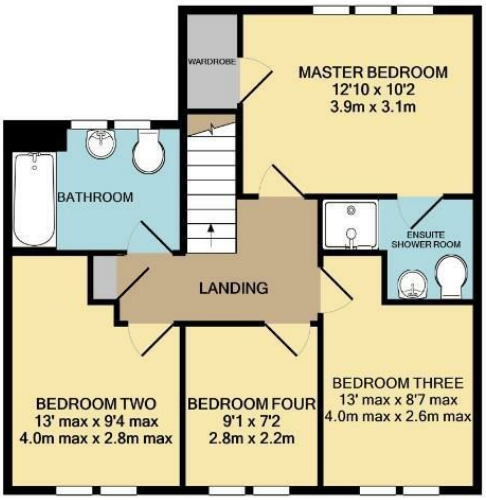


- ***No Onward Chain***
- Deceptively Spacious Four Bedroom Mid Terraced Property
- Dining Kitchen Leading To A Light And Airy Garden Room
- Master Bedroom With Recently Fitted En Suite Shower Room
- Modern House Bathroom
- Delightful Countryside Views
- Low Maintenance Level Rear Garden
- Driveway Parking And Integral Single Garage
- Walking Distance To Village Amenities
- Council Tax Band E





GROUND FLOOR
APPROX. FLOOR
AREA 807 SQ.FT.
(75.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1419 SQ.FT. (131.9 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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