



St. Johns Avenue | Addingham | LS29 0QB

Asking price £499,950

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5 St. Johns Avenue | Addingham

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An attractive and substantial five bedroomed/two bathroom home occupying a particularly generous plot, with ample gardens to the front and rear, driveway and a garage.

Nestled within a peaceful cul de sac just a brief walk from the village centre, this immaculately presented and extended home provides spacious and versatile accommodation and enjoys a stunning outlook towards Beamsley Beacon.

- Highly Appointed Kitchen With Spacious Adjoining Dining Area
- Cul De Sac Position
- Walking Distance To Addingham Main Street
- Striking Views Towards Beamsley Beacon
- Gardens To The Front & Rear
- Immaculately Presented

With gas fired central heating and double glazing, the accommodation comprises:

Ground Floor

Entrance Hall

15'8 x 5'10 (4.78m x 1.78m)

An inviting entrance hall with oak flooring, cloakscupboard and useful understairs store cupboard.

Sitting Room

14'0 x 12'7 (4.27m x 3.84m)

Featuring an electric fire with slate surround and hearth, oak flooring and a bowed window providing an excellent outlook towards Beamsley Beacon.



St Johns Avenue forms part of a well-established residential area just off Addingham Main Street.



Living/Dining Area

18'9 x 9'2 (5.72m x 2.79m)

Adjoining the kitchen and including two sets of french doors leading out to the South facing garden.

Kitchen

13'0 x 9'0 (3.96m x 2.74m)

A high quality kitchen comprising an extensive range of base and wall units with coordinating quartz worktops. Integrated appliances include an oven, four ring inductions hob with hood over, fridge, freezer and a dishwasher. The kitchen also benefits with a dual aspect.

Utility Room

5'8 x 3'0 (1.73m x 0.91m)

With plumbing for a washing machine and space for a dryer.

Cloakroom

With a hand wash basin and w.c.

First Floor

Bedroom

11'7 x 11'3 (plus entry recess) (3.53m x 3.43m (plus entry recess))

A double bedroom featuring two recessed wardrobes, plantation shutters and a stunning view of Beamsley Beacon.

Bedroom

10'11 (plus entry recess) x 10'4 (3.33m (plus entry recess) x 3.15m)

A second spacious double bedroom including a recessed linen cupboard, plantation shutters and an outlook over the rear garden.

Bedroom

12'0 x 9'0 (3.66m x 2.74m)

A third double bedroom with plantation shutters and far reaching views.

Bedroom

9'1 x 7'0 (2.77m x 2.13m)

A single bedroom with a recessed wardrobe, plantation shutters and a Southerly aspect.

Bedroom/Study

Again, enjoying an outstanding outlook over Addingham.

Bathroom

Smartly presented and including a walk-in rainfall shower with glass screen, hand wash basin within vanity unit and w.c.

Shower Room

Now in need of modernisation and including a walk-in shower and a window to the side elevation.

Landing

With a hatch leading to a predominantly boarded loft.



Outside

Front Garden

A low maintenance, gravelled front garden featuring a central acer tree.

Rear Garden

A standout feature is the South facing garden which includes a paved seating area with step leading to a well-kept lawn with mature shrub border. A side access path connects the front and rear of the property while the rear garden also includes an external power point and water supply.

Garage

16'4 x 9'0 (4.98m x 2.74m)

Accessed via an electric up and over door and including light and power as well as hot and cold water feeds.

Driveway

A paved driveway provides off-street parking.

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>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

Tenure

We are advised that the property is Freehold.



A beautifully maintained, principally lawned garden can be found to the rear while the gravelled front garden offers potential for further off-street parking.





GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



FIRST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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		65	80
(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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