







Burns Hill, Addingham, Ilkley, LS29 0JQ

Asking Price £340,000

- SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- USEFUL OUTBUILDINGS FOR STORAGE
- SOUGHT AFTER VILLAGE LOCATION
- THREE BEDROOMS
- BEAUTIFUL GARDENS
- PLEASANT VIEWS
- REMAINED WITHIN THE SAME FAMILY FOR 80 YEARS

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A MUCH-LOVED FAMILY HOME WITH A STORY TO TELL! Offered to the open market for the first time since it was built in the 1940s, this delightful three-bedroom semi-detached property presents a rare opportunity to purchase a home that has remained within the same family for around 80 years.

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Council Tax Band: C







PROPERTY DETAILS

A MUCH-LOVED FAMILY HOME WITH A STORY TO TELL! Offered to the open market for the first time since it was built in the 1940s, this delightful three-bedroom semi-detached property presents a rare opportunity to purchase a home that has remained within the same family for around 80 years. Lovingly cared for, maintained and thoughtfully improved over the decades, this charming property offers comfortable living accommodation, a spacious dining kitchen, gardens to both the front and rear, and the added convenience of off-road parking. Situated in the highly desirable village of Addingham, this is a wonderful opportunity for a new family to make their own memories in a home that has been truly treasured for generations.

Stepping inside, the property welcomes you into an inviting entrance hallway, where a beautiful wooden staircase and traditional wood panelling create an immediate sense of warmth and character. The living room is a particularly welcoming space, featuring a charming stone fireplace with an inset multi-fuel stove, creating a lovely focal point to the room. A large window allows natural light to filter through, whilst there is ample space for comfortable seating, making this an ideal setting for relaxing evenings and spending time with family.

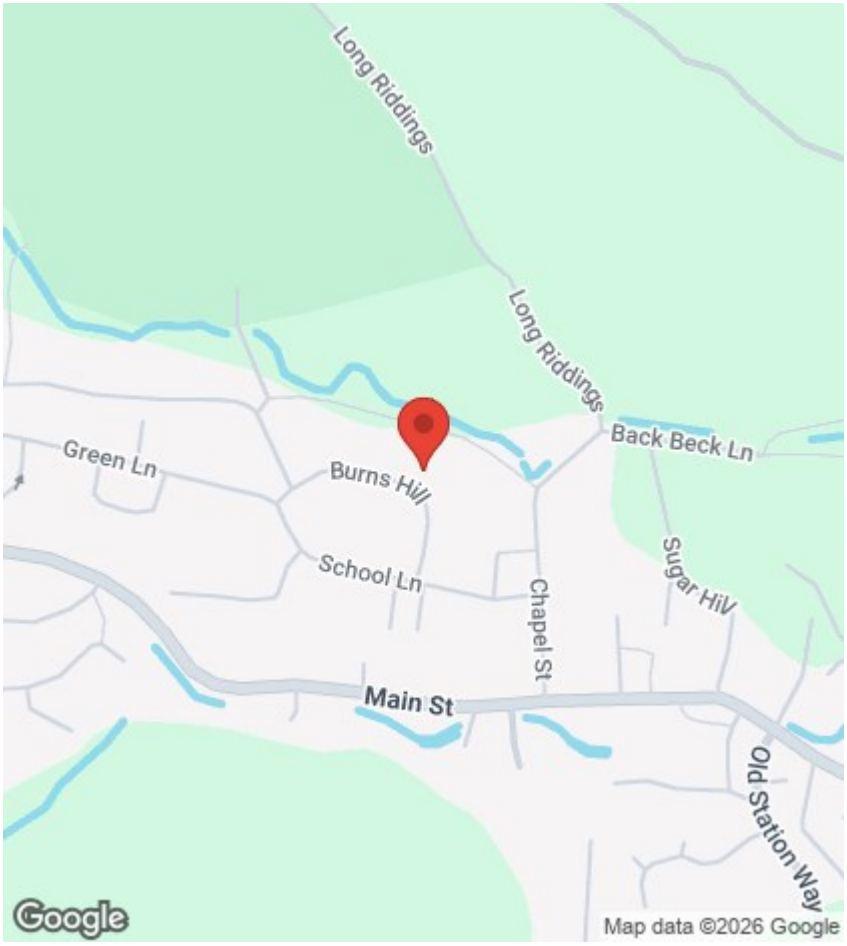
To the rear of the property is a spacious dining kitchen, thoughtfully arranged to provide both practicality and a sociable space for everyday living. Fitted with a range of light-coloured wall and base units, generous worktop space and integrated cooking appliances, the kitchen offers plenty of storage and preparation space. A breakfast bar provides additional seating, whilst the adjoining dining area comfortably accommodates a family dining table. With views towards the rear garden and access to the outside, this is a lovely space for family meals and entertaining.

To the first floor, the property offers three bedrooms, each providing comfortable accommodation and flexibility to suit a variety of buyers. The principal bedroom is a particularly charming room, enjoying pleasant views and fitted bedroom furniture, whilst the remaining bedrooms are well suited to children, guests or those requiring a home office. The accommodation is completed by a family bathroom, fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and W.C., complemented by tiled walls and a window providing natural light.

Externally, the gardens are a real highlight of this wonderful home. To the front is an attractive, well-kept garden, adding to the property's kerb appeal, alongside the benefit of off-road parking. To the rear, a generous and beautifully established garden provides a delightful outdoor retreat. Predominantly laid to lawn, with mature hedging, planted borders and a paved seating area, the garden offers plenty of space for children to play, gardening enthusiasts to enjoy and families to entertain during the warmer months. A greenhouse and garden shed add further appeal, whilst the property also benefits from useful outbuildings, providing excellent additional storage, together with the convenience of a garden WC. The established trees and greenery create a peaceful, leafy backdrop, making this a wonderful outdoor space to enjoy throughout the seasons.

What makes this property particularly special is its history. Purchased by the original owners when newly built in 1947, the home was subsequently passed down to their daughter, who grew up here and continued to call it home throughout her life. Now offered for sale by her husband, it has remained within one family for almost eight decades. Throughout that time, the property has been cherished, carefully maintained and improved whenever necessary. It is a home filled with history, warmth and countless happy memories, now ready to welcome its next chapter.

Addingham is one of the area's most sought-after villages, celebrated for its picturesque surroundings, welcoming community and excellent access to the Yorkshire Dales. With a wonderful selection of independent shops, traditional pubs, cafés, a primary school and beautiful countryside walks right on the doorstep, the village offers an enviable lifestyle for families, professionals and those looking to enjoy a more relaxed pace of life. The nearby spa town of Ilkley provides a wider range of amenities, restaurants, boutique shops and rail connections, whilst Skipton and surrounding towns are also easily accessible. Combining village charm with everyday convenience, Addingham is a truly lovely place to call home.

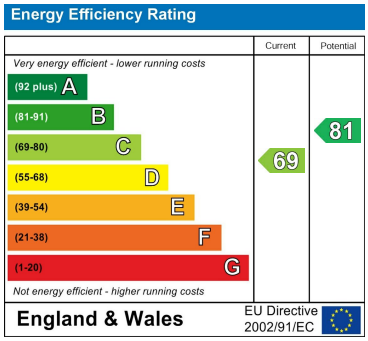


Viewings

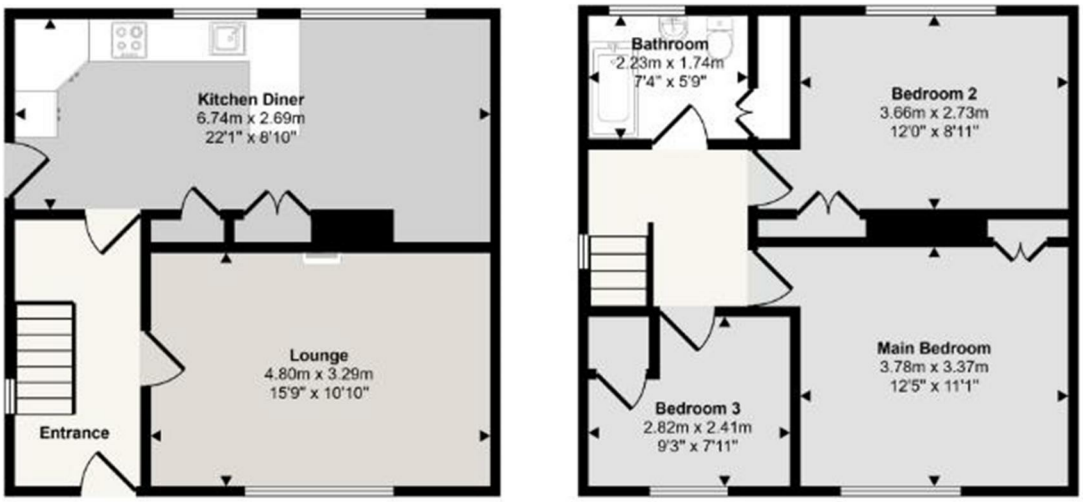
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

C



Approx Gross Internal Area
89 sq m / 960 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft

First Floor
Approx 45 sq m / 480 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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