



Southfield Terrace | | LS29 0PA

Asking price £295,000

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37 Southfield Terrace |
Addingham | LS29 0PA
Asking price £295,000

A spacious and attractive mid-terrace home providing extended three bedroomed, two bathroom accommodation arranged over three floors.

Enjoying stunning views to the front and rear and nestled within a peaceful cul de sac close to the centre of Addingham village, this deceptively spacious home benefits from a substantial dining kitchen as well as a low-maintenance West facing rear garden.

- Extended Dining Kitchen
- Three Bedrooms & Two Bathrooms
- Long Distance Views
- Cul De Sac Location

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

A double glazed entrance porch with a glazed door leading to:

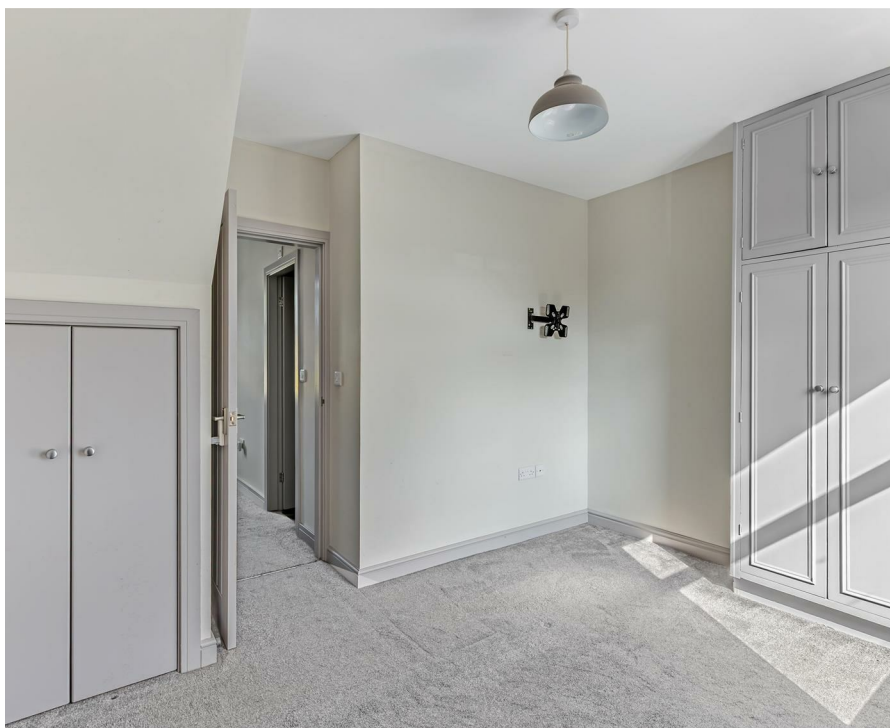
Sitting Room

13'1 x 13'0 (3.99m x 3.96m)

An inviting sitting room featuring a wall-mounted electric fire and two wall light points.



The property enjoys a stunning outlook to both sides, towards Beamsley Beacon and across open fields.



Dining Kitchen

22'3 (max) x 12'6 (max) (6.78m (max) x 3.81m (max))

The kitchen comprises an extensive range of base and wall units with timber worktops and tiled splashback. Integrated appliances include an oven and four ring electric hob with hood over, dishwasher, fridge, freezer and plumbing for a washing machine. The dining area offers ample space for a table and chairs and is comfortably large enough to function as a second reception space. Two velux windows and a window to the rear elevation allow for plenty of natural light and a door leads out to the rear garden.

Cloakroom

With a hand wash basin and w.c.

First Floor

Bedroom

11'10 x 9'5 (3.61m x 2.87m)

A generous double bedroom featuring a range of fitted wardrobes and a useful downstairs store cupboard. A window to the front elevation provides a pleasant outlook towards Beamsley Beacon.

Bedroom

7'2 x 6'2 (2.18m x 1.88m)

A single bedroom enjoying a beautiful outlook across open fields.

Bathroom

7'2 x 5'10 (2.18m x 1.78m)

Comprising a bath with shower attachment and glass screen, hand wash basin, w.c and a heated towel rail.

Second Floor

Bedroom

14'1 x 13'1 (max) (4.29m x 3.99m (max))

A spacious double bedroom featuring exposed beams, under-eaves store cupboards and two velux windows that offer far reaching views to the front and rear.

En Suite

Including a walk-in shower, hand wash basin, w.c, heated towel rail and a velux window.



Outside

Front Garden

A low maintenance paved front garden enclosed by iron railings.

Rear Garden

To the rear of the property is a delightful paved and artificial lawn garden that enjoys a superb outlook over the fields 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.

Tenure

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

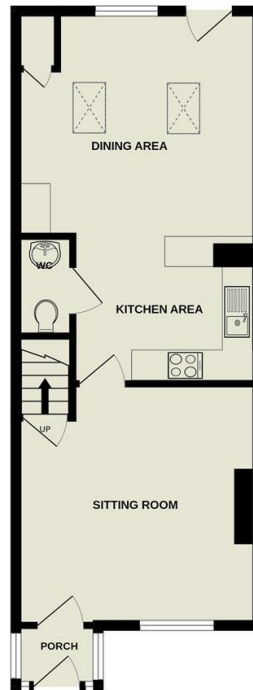


37 Southfield Terrace has been thoughtfully extended, creating a substantial open-plan dining kitchen with adjoining cloakroom.





GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



FIRST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



SECOND FLOOR
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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