Harrison Robinson

Estate Agents

31 Bark Lane, Addingham, LS29 0RA

£515,000

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GROUND FLOOR

Entrance Hall

An attractive portico leads to an obscure glazed, multi-paned entrance door with attractive, leaded obscure glazed side panels and transom light over opens into a spacious and welcoming entrance hall. Room for an item of furniture and to hang coats and store shoes. Tiled floor, radiator and two fitted cupboards providing generous storage. A staircase with painted timber balustrade and carpet runner leads to the first floor. This is a lovely environment in which to greet family and friends.

Lounge

13'8" x 12'9" (4.19 x 3.89)

A lovely spacious lounge to the front of the property benefitting from a large, timber framed, double-glazed window allowing the natural light to flood in and affording the most stunning view of Beamsley Beacon. A log burning stove sitting on a stone hearth with stone fireback is a great focal point and what a cosy spot to relax in the winter months. Coving, carpeting, radiator and TV point.

Living Dining Kitchen

18'10" x 18'9" (5.75 x 5.74)

This fabulous living dining kitchen is the heart of this wonderful home. French doors provide direct access onto the south facing patio and garden and a bank of UPVC double-glazed windows has clearly been deliberately designed to maximise the stunning moorland views to their full potential. Fitted with bespoke contemporary cabinetry with complementary granite worksurfaces over incorporating deep drawers, base and wall cupboards and glazed display cabinets, there is plenty of storage and a breakfast bar with attractive pendant lights over provides a great spot to sit and enjoy a glass of wine or coffee whilst absorbing the beautiful Wharfe Valley views. Integrated appliances include a dishwasher, two electric ovens and warming drawer, a ceramic hob with stainless-steel splashback and chimney hood and extractor over. Space for an American style fridge/freezer. A Belfast sink plus hot water tap is ideally positioned to enjoy the superb views! Room for a family dining table and sofa. Coving, ceramic floor, downlighting and two radiators.

Utility Room

8'2" x 4'9" (2.51 x 1.47)

A good-sized utility room fitted with Shaker style base and wall units with complementary laminate worksurface and upstands over. Space and plumbing for a washing machine and space for a tumble drier. Stainless-steel sink and drainer with monobloc tap. Wall-mounted Vaillant boiler. Laminate floor. A UPVC half glazed door lets the light in and leads out to the rear garden. Radiator and extractor fan. A door opens into:

W.C.

Fitted with a corner basin with monobloc tap and tiled splash back and a low level w/c. A UPVC double-glazed window with opaque glazing allows for ample natural light. Continuation of the laminate flooring, chrome ladder towel radiator and extractor fan.

FIRST FLOOR

Landing

A carpeted landing provides access to two double bedrooms, a single bedroom and the house bathroom. Loft hatch. A UPVC double-glazed side window creates a bright atmosphere.

Bedroom One

12'5" x 11'10" (3.81 x 3.61)

The principal bedroom is located to the front of the property and enjoys stunning countryside views of Beamsley Beacon. Fitted wardrobes, coving, carpeted flooring and radiator.

Bedroom Two

10'11" x 10'5" (3.33 x 3.20)

A second good-sized double bedroom, this time to the south facing rear enjoying fabulous Wharfe Valley views. Fitted wardrobes, coving, carpeting, radiator and TV point.

Bedroom Three

7'6" x 6'6" (2.31 x 1.99)

A singe bedroom, currently used as a home office. A UPVC double-glazed window provides yet another opportunity to absorb the magnificent Beamsley Beacon views. Carpeting and radiator.

Bathroom

A spacious house bathroom fitted with a contemporary three-piece suite incorporating a panel bath with mains shower over with separate hand held shower attachment and glazed screen, a stylish vanity washbasin with mixer tap and splashback tiling and a low-level w/c. Ceramic tiled floor, chrome ladder towel radiator, extractor fan, downlighting and floor to ceiling fitted cupboards. A large UPVC double-glazed window allows for ample natural light to flood in.

OUTSIDE

External store plus power outside tap power point.

Driveway & Parking

A spacious block paved driveway provides parking for several vehicles. Timber bin store. A tall timber gate provides access onto a pathway leading down the side of the property.

Garden

The rear garden ticks a lot of boxes! South facing with a level lawn, spacious patio with room for outdoor furniture and a covered pergola - a fantastic environment in which to enjoy al fresco dining and entertaining. Raised beds with established planting lend some colour and fencing and hedging maintain privacy. External power point and tap.

External Store

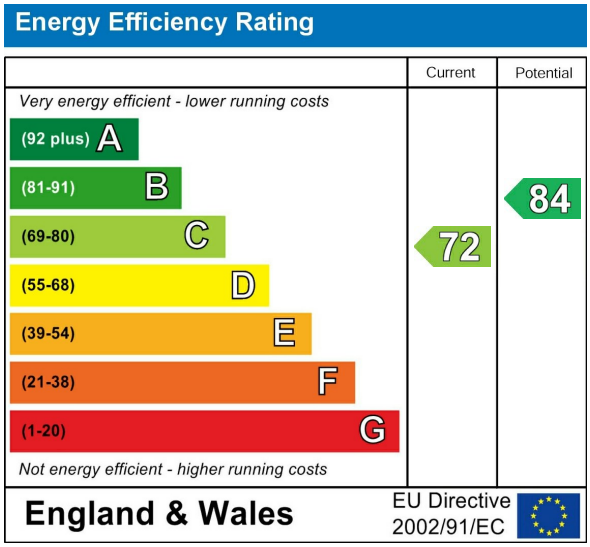
An external store with power to the side of the property provides useful storage.

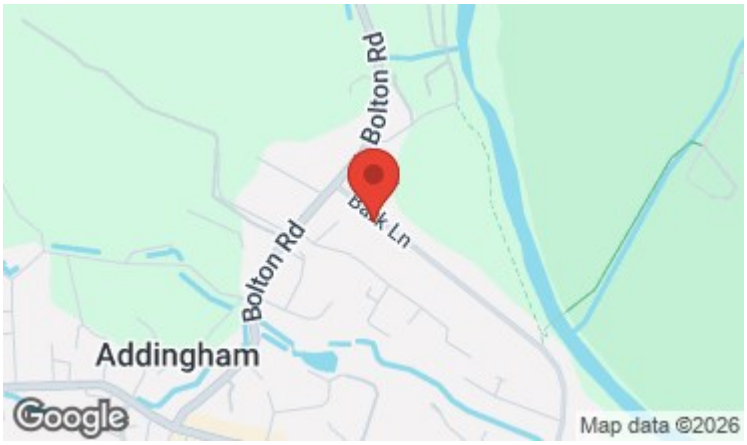
UTILITIES & SERVICES

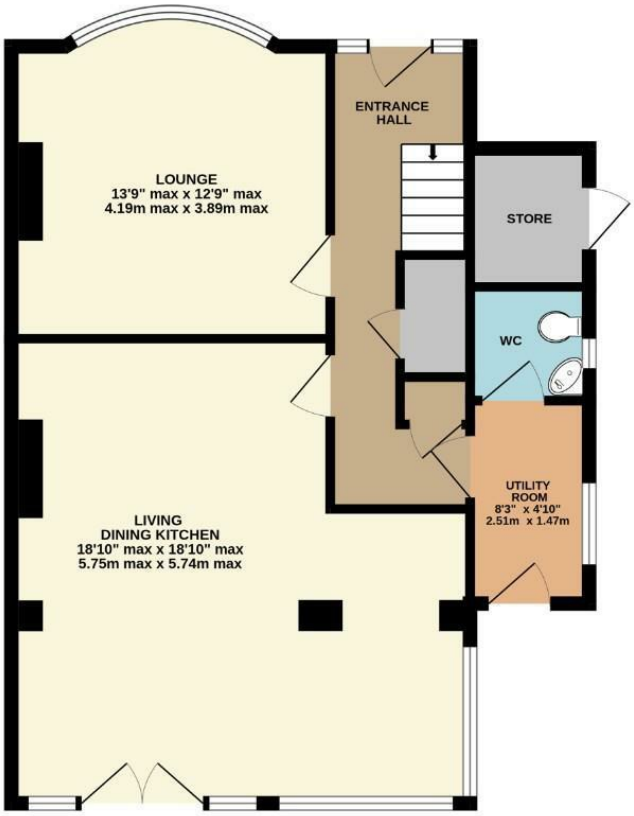
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

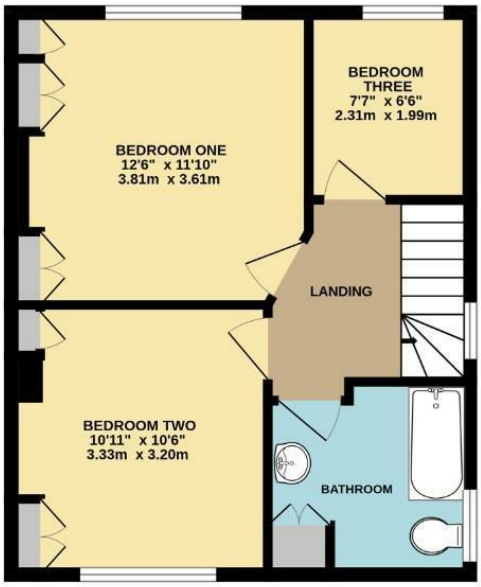
- ***NO ONWARD CHAIN***
- Three Bedroom Semi-Detached Property
- Contemporary Living Dining Kitchen With Garden Access
- Sitting Room With Log Burning Stove
- Utility Room & Cloakroom/W.C.
- South Facing Garden
- Beautiful Countryside Views
- HIghly Regarded Location
- Close Walking Distance To Village Amenities Including Primary School
- Council Tax Band E







GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



FIRST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

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TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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.

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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