

Southfield Terrace | | LS29 0PA

Asking price £279,995

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29 Southfield Terrace |
Addingham | LS29 0PA
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An outstanding newly renovated mid-terrace home providing exceptionally well-appointed three bedroomed accommodaiton, forming part of a secluded cul de sac situated within a brief stroll of Addingham village centre.

With an inviting West facing garden overlooking open fields, this thoughtfully reimagined home enjoys far reaching views to the front and rear and offers an excellent opportunity to acquire a true 'turn-key home'.

- Comprehensively Renovated
- Three Bedrooms
- Spacious Utility Room
- Far Reaching Views
- Cul De Sac Position
- West Facing Rear Garden

With gas central heating, the accommodation comprises:

Ground Floor

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

Sitting Room
13'2 x 13'2 (4.01m x 4.01m)
A characterful and inviting reception room including a feature fireplace with stone hearth, fitted store cabinets and a window to the front elevation.









Newly renovated, 29 Southfield Terrace presents the rare opportunity to acquire a period home that offers modern living while retaining its original character.











Kitchen
10'0 x 8'0 (3.05m x 2.44m)
Highly appointed and comprising a good range of base and wall units with quartz worktops and splashback. Integrated appliances include an oven, four ring induction hob with hood over, fridge/freezer and a dishwasher. The kitchen also features a useful understairs pantry cupboard and a window offering an outlook across the rear garden.

Utility/Bootroom
9'4 x 5'0 (2.84m x 1.52m)
Adjoining the kitchen and including further base units with quartz worktop, integrated washer/dryer, windows to two sides, velux window and a door leading to the rear garden.

First Floor

Bedroom
13'2 x 9'5 (4.01m x 2.87m)
An impressive double bedroom featuring a standout wood panelled wall with two reading lights. Also enjoying a beautiful view across the village and towards open fields.

Bedroom
7'3 x 6'6 (2.21m x 1.98m)
Benefitting from a Westerly aspect and providing an outlook across the fields that sit just beyond the rear garden.

Bathroom
7'3 x 5'7 (2.21m x 1.70m)
Comprising a bath with rainfall shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Second Floor

Bedroom
14'2 x 13'1 (4.32m x 3.99m)
A second sizeable double bedroom featuring ex[osed beams, eaves store cupboard and a dorner window to the rear elevation.

Outside


TUALLY STAGED IMAGE









Front Garden
A low-maintenance gravelled garden enclosed by iron railings.

Rear Garden
To the rear of the property is a gravelled garden area enclosed by a stone wall, including and outdoor power point and tap. A gate leads across the rear access lane to a West facing decked seating area.

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.





Southfield Terrace is a sought after cul de sac, popular for its feeling of peace and seclusion whilst still being within easy reach of the village centre.



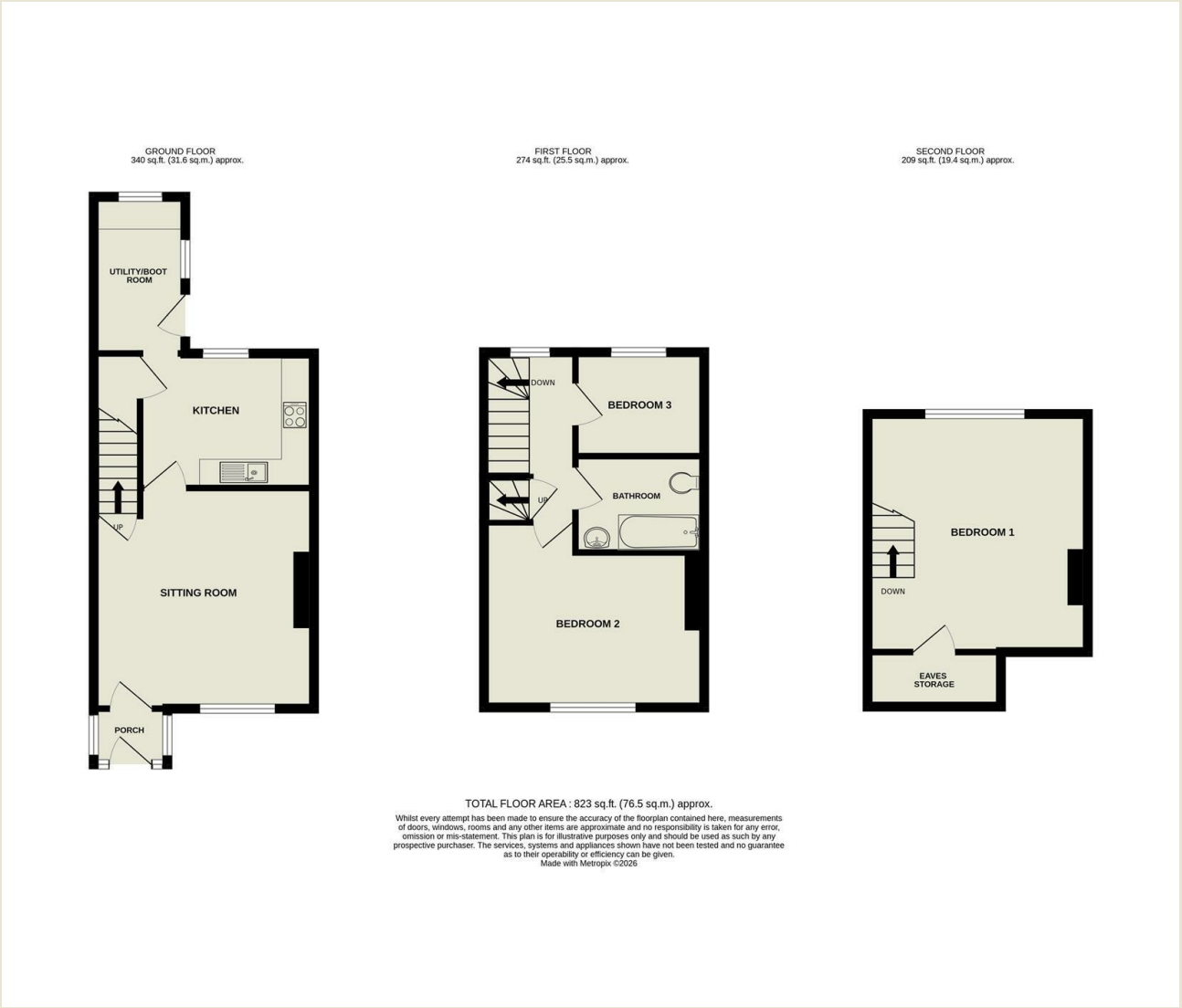


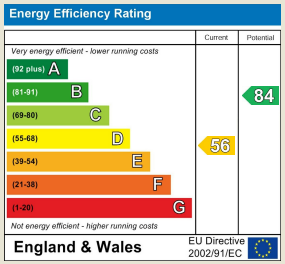












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