



Main Street | | LS29 0PL

Asking price £465,000

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Addingham | LS29 0PL
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A stunning Grade II Listed Georgian townhouse benefitting from an outstanding mature garden - a rare feature for a property nestled at the heart of Addingham village, offering sizeable and highly versatile accommodation arranged over four floors.

Forming part of a particularly handsome row of Georgian period homes, this beautifully appointed three double bed roomed home benefits from a basement that now functions as a utility and playroom. The village amenities are within a brief stroll and the property sits opposite picturesque open fields.

- Beautiful Mature Lawned & Paved Garden
- Central Village Location
- No Onward Chain
- Three Generous Double Bedrooms
- An abundance of period features
- 1528 square feet / 142 square metres

With gas central heating, the accommodation comprises:

Ground Floor

Sitting Room

16'5 x 13'3 (5.00m x 4.04m)

A cosy and inviting sitting room featuring a wood burning stove with stone surround and hearth, engineered oak floor and a window to the front elevation providing a Southerly aspect.

Dining Kitchen

13'2 x 11'7 (4.01m x 3.53m)

With a stable door leading out to the rear garden, the dining kitchen includes a range of base and wall units with coordinating timber work surfaces and concealed lighting. Integrated appliances include an oven, four ring gas hob with hood over, fridge and a dishwasher. With a Belfast sink and exposed beams, there is ample space for a family dining table and chairs. A staircase leads down to:



It's rare for a property at the centre of the village to include a garden of this size.



Basement

Utility/Playroom

15'0 x 12'2 (4.57m x 3.71m)

A highly versatile space that benefits from independent access via the front garden. Currently functioning as a utility/playroom, featuring base units, sink, plumbing for a washing machine, space for a dryer and recessed shelving.

First Floor

Bedroom

17'0 x 13'4 (5.18m x 4.06m)

A sizeable double bedroom enjoying an abundance of light via a Southerly aspect and an outlook towards open fields. Including recessed shelving as well as a recessed store cupboard.

Bathroom

11'7 x 11'3 (3.53m x 3.43m)

Beautifully appointed and comprising a stand-alone bath, walk-in rainfall shower, hand wash basin, w.c and a heated towel rail. Engineered oak flooring.

Second Floor

Bedroom

16'6 x 13'3 (5.03m x 4.04m)

A second ample double bedroom featuring a recessed wardrobe and a recessed store cupboard that houses the boiler. Also including a dado rail, two windows to the front elevation and a hatch to the loft.

Bedroom

11'7 x 9'8 (3.53m x 2.95m)

A double bedroom benefitting from an outlook over the rear garden.

W.C

A useful addition is the second floor cloakroom, which includes a hand wash basin and w.c.

Outside

Front Garden

A gravelled and paved front garden featuring a wood store.



Rear Garden

A standout feature is the rear garden, which is larger than typical for a property situated at the heart of the village. Approached via the dining kitchen, the garden includes a low-maintenance paved seating area and beyond that, a lawned area that features a plum tree and a garden store.

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.



One enters into an inviting sitting room that features a wood burning stove with stone surround.





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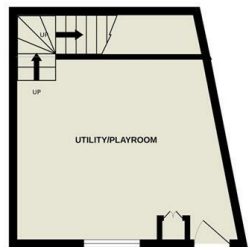


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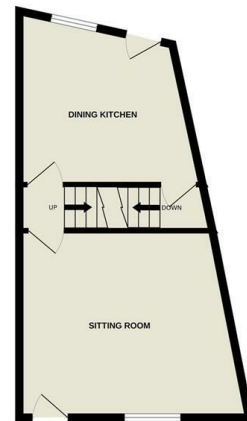


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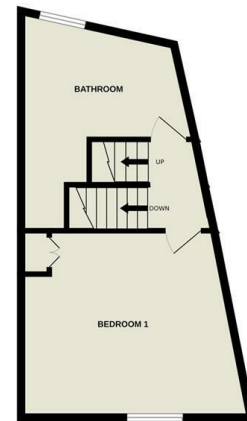
LOWER GROUND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



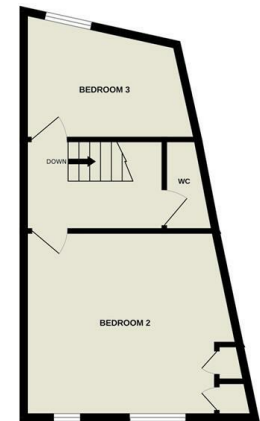
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



FIRST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



SECOND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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