Harrison Robinson

Estate Agents



22 St. Pauls Rise, Addingham, LS29 0QD

£320,000

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GROUND FLOOR

Kitchen
14'1" x 6'10" (4.3 x 2.1)
A uPVC entrance door with obscure double-glazed panels opens into a welcoming, well-appointed kitchen. The room features a comprehensive range of wall and base units, complemented by contrasting dark worksurfaces and upstands. A one-and-a-half-bowl, inset sink sits beneath a double-glazed window. Integrated appliances include electric oven, fridge freezer, microwave and electric hob with a contemporary extractor above. A second, double-glazed window allows further natural light. Recessed ceiling lights, tiled flooring.

Lounge
15'8" x 11'1" (4.8 x 3.4)
A light and airy, generously proportioned lounge with neutral fireplace with matching hearth creating an attractive focal point. Carpeted flooring, wall lighting, radiator, double-glazed bay window to the front elevation.

Bedroom One
14'9" x 9'2" (4.5 x 2.8)
A spacious double bedroom offering ample fitted storage with carpeted flooring, ceiling light and radiator.

Bedroom Two
10'2" x 8'10" (3.1 x 2.7)
A versatile second bedroom, currently used as a study, with carpeting, radiator and ceiling light. French doors open directly into the garden room.

Garden Room
18'8" x 6'10" (5.7 x 2.1)
A light filled garden room with uPVC double glazed windows and door providing a seamless connection between the home and its outdoor space. With direct access to the patio and garden, it offers excellent potential as an inviting sitting or dining area. Carpeted flooring, door into garage.

WC / Shower Room
A well-appointed shower room fitted with a low-level W.C. pedestal handbasin with mixer tap, wall-mounted cupboard and walk-in shower cubicle with thermostatic shower glazed doors and neutral wall tiling. Further features include an obscure double-glazed window, ladder-style heated towel rail, ceiling light, vinyl flooring and tiled walls.

OUTSIDE

Gardens
The property enjoys attractive gardens to both the front and rear. To the front there is a lawned garden with established planting. A side pathway and gate provide access to the rear garden which features a paved patio area, ideal for outdoor furniture, level lawn and established borders, creating an inviting space for relaxing and entertaining.

Garage
17'0" x 9'2" (5.2 x 2.8)
A single garage with up-and-over door.

Driveway Parking
A block paved driveway provides off road parking for two vehicles.

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

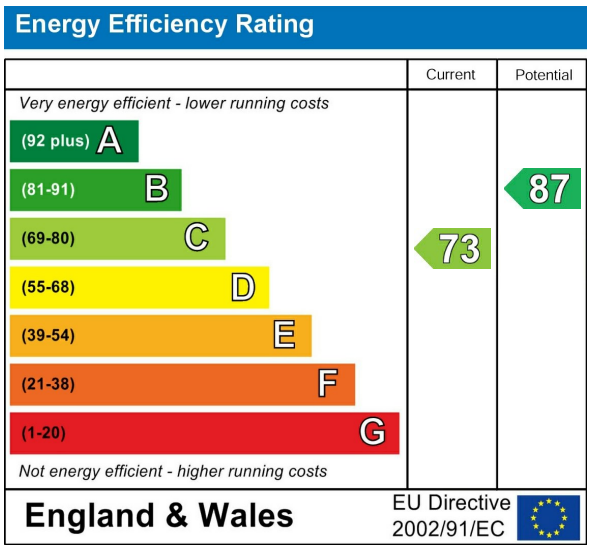






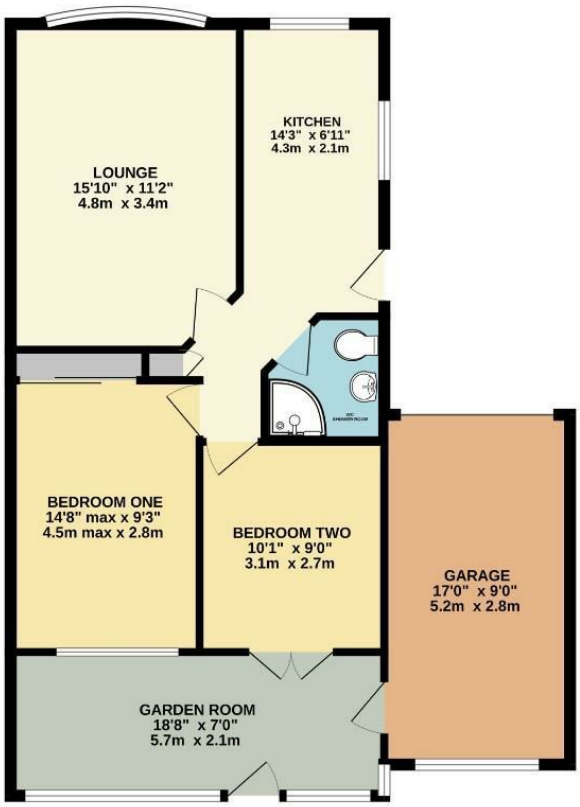


- *** No Onward Chain***
- Two Bedroom Semi Detached Bungalow
- Modern Fitted Kitchen
- Spacious Lounge With Bay Window
- Three Piece Shower Room
- Lawned Gardens To Front And Rear
- Lovely Cul De Sac Setting
- Walking Distance To Village Amenities
- Council Tax Band C









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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 839 SQ.FT. (77.9 SQ.M.)

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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