



Holme Ings | | LS29 0SD

Asking price £725,000

**TW** | **TRANMER  
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Trusted Estate Agents

6 Holme Ings |  
Addingham | LS29 0SD  
Asking price £725,000

An outstanding five bedroomed, two bathroom family home occupying an idyllic setting within a peaceful cul de sac at the heart of Low Mill Village.

This extended and highly versatile property features an exceptional garden that faces onto open fields and gives the impression of a rural setting whilst still being within easy reach of the village centre and only a few minutes from Ilkley. A brilliantly designed living kitchen offers the perfect space for family gatherings while the five bedrooms and two bathrooms arranged over two floors mean 6 Holme Ings lends itself perfectly multigenerational living.

- Outstanding Garden
- Stunning Extended Living Kitchen
- Five Bedrooms & Two Bathrooms
- Off-Street Parking

With gas central heating, the accommodation comprises:

### Upper Ground Floor

#### Entrance Hall

7'7 x 6'2 (2.31m x 1.88m)

An inviting entrance hall with a tiled floor and dado rail.

### Ground Floor

#### Inner Hall

With a useful understairs store cupboard.

#### Cloakroom

Including a hand wash basin and w.c.

#### Utility Room

6'9 x 6'2 (2.06m x 1.88m)

Comprising base and wall units with coordinating worktop, plumbing for washing machine and space for a dryer.



There are precious few properties within Low Mill Village that benefit from such a large plot, with a magnificent garden and off-street parking for two cars.



### Sitting Room

13'10 x 11'5 (4.22m x 3.48m)

A highly versatile reception room featuring fitted store cupboards and display shelving.

### Living Kitchen

#### Living Area/Snug

13'0 x 12'5 (3.96m x 3.78m)

With underfloor heating and directly adjoining the kitchen, this cosy reception room includes a built-in sound system and display shelving.

#### Kitchen

17'7 x 14'11 (5.36m x 4.55m)

The centrepiece of this beautiful family home is the impressive, extended kitchen which also features underfloor heating. There is also an exposed stone wall and tri-folding doors leading out to the garden, the kitchen includes a wide range of base and wall units with coordinating quartz worktops. There is also a large island with breakfast bar. Integrated appliances include two ovens, combi-oven/microwave, induction hob with recessed extractor, fridge/freezer, dishwasher and a coffee machine. Two velux windows provide additional natural light.

### First Floor

#### Bedroom

16'3 x 11'8 (4.95m x 3.56m)

A generous double bedroom with handmade fitted wardrobes and a dual aspect.

#### Bedroom

15'5 x 10'4 (4.70m x 3.15m)

A second double bedroom, enjoying a Westerly aspect and an outlook towards Addingham Moorside.

#### En Suite

8'10 x 3'2 (2.69m x 0.97m)

Comprising a walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.

### Second Floor

#### Landing

Featuring a dado rail, recessed linen cupboard and a hatch leading to the loft.

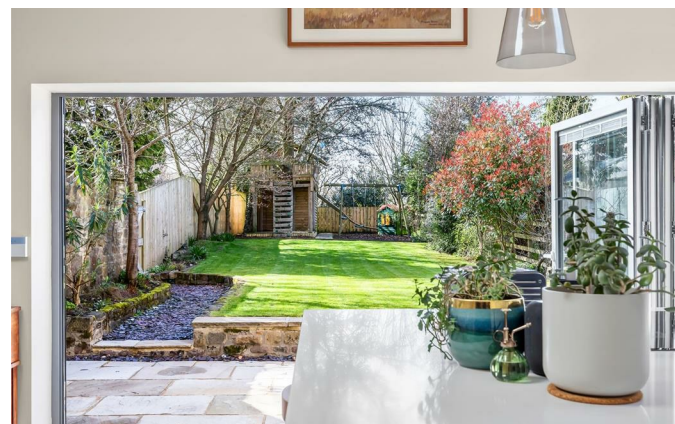
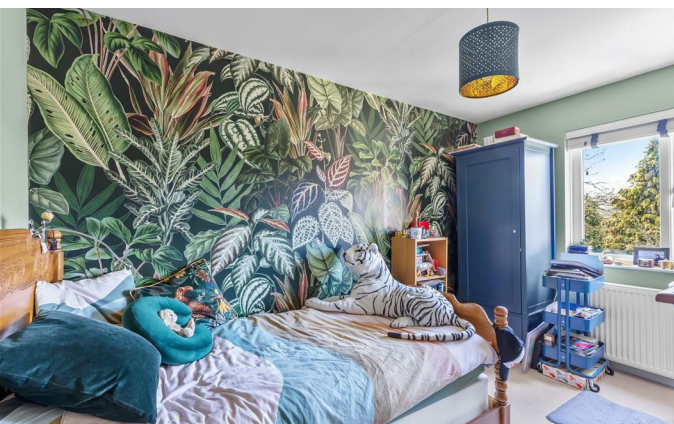
#### Half Landing

Providing enough space for a study area, bathed in natural light via a window to the front elevation.

#### Bedroom

11'8 x 10'9 (3.56m x 3.28m)

A double bedroom providing a pleasant outlook.



## Bedroom

12'0 x 7'9 (3.66m x 2.36m)

Benefitting from a view across the beautiful rear garden.

## Bedroom

8'6 x 7'10 (2.59m x 2.39m)

Again, providing an outlook over the rear garden.

## Bathroom

8'7 x 6'0 (2.62m x 1.83m)

Comprising a bath with rainfall shower over, hand wash basin within vanity unit, w.c and a heated towel rail.

## Outside

### Garden

A truly outstanding garden stretches away from the property and towards open fields. A paved seating area is accessed via the dining kitchen and this flows into a beautifully kept lawn with shrub borders. Beyond the lawn is an idyllic bark chipping children's play area complete with a treehouse that doubles as useful storage.

### Driveway

A gravelled driveway provides off-street parking for two cars.

### 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.



The centre of Addingham village is within walking distance and Ilkley is only a few minutes drive away.





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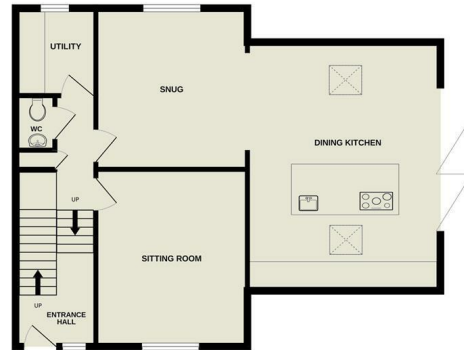
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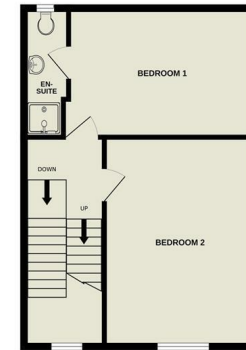
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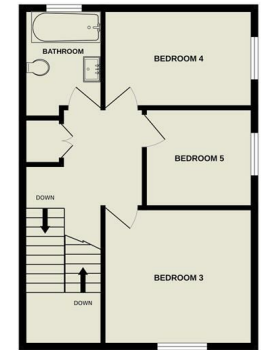
GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



FIRST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



SECOND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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		75	81
(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	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>