



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Southfield Terrace, Addingham, LS29

£250,000



A stone built two bedroom terraced property located in the picturesque village of Addingham. The property has been extended and modernised to create a contemporary home whilst retaining period features. The accommodation briefly comprises, living room with open fireplace and a light and airy kitchen dining room with French doors leading to the rear garden on the ground floor. To the first floor there is a double bedroom and the family bathroom and to the second floor is the dual aspect master bedroom with outstanding views across the countryside. To the rear of the property the patio and raised decking take advantage of the open fields beyond and create an ideal area for sitting out during the summer months.

Addingham is a much sought after village which benefits from a selection of shops, pubs, a post office and regular bus services to the surrounding area including the beautiful Bolton Abbey estate and thriving Ilkley town centre. Ilkley is located approximately 3 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and regular rail links to the commercial centres of Leeds and Bradford.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

#### ACCOMMODATION

Stone step leads to UPVC entrance door with glazed panels leading into:-

#### ENTRANCE PORCH

UPVC double glazed windows to both sides, tiled flooring, wall light point.

Door with double glazed opaque panels leads into:-

#### LIVING ROOM

13'1" x 13'1"

UPVC double glazed window to front aspect, open fire with slate stone hearth, tiled back and timber mantel, ceiling rose, TV point, laminate flooring, central heating radiator.

Door with ornate glazed opaque panels leads into:-

#### KITCHEN DINING ROOM

22'1" x 9'10"

UPVC double glazed french doors lead out to the rear, UPVC double glazed window to side aspect, range of base and wall units with laminate work surfaces and tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap over, integral electric oven, four ring electric hob over with stainless steel splashback and stainless steel extractor hood with light over, under cabinet lighting, space and plumbing for a washing machine and slimline dishwasher, space and plumbing for larder style fridge freezer, fitted coats cupboard to one corner, under stairs storage cupboard, central heating radiator, TV wall point, wall light points, ceramic floor tiles, central heating thermostat control.

From the living room, door leads to staircase with wooden handrail leading up to:-

#### FIRST FLOOR LANDING

UPVC double glazed window to rear aspect, timber open spindle balustrade.

#### BEDROOM TWO

11'0" x 13'1"

UPVC double glazed window to front aspect, telephone point, TV wall point, central heating radiator.

#### BATHROOM

UPVC double glazed opaque window to rear aspect, panelled bath with tiled splashback, fully tiled corner shower cubicle with Mira thermostatically controlled shower, pedestal wash basin with chrome tap and tiled splashback, low level WC, chrome central heating towel ladder, storage cupboard.

From the landing, door leads to staircase with wooden handrail leading up to:-

#### BEDROOM ONE

Lovely dual aspect room enjoying far reaching views across the countryside with two full width UPVC double glazed dormer windows, two under eaves storage cupboards, two feature ceiling beams, stripped timber flooring, two central heating radiators, TV wall point.

#### OUTSIDE

To the front is a gravelled area with mature trees and shrubs and paved pathway to the front entrance door. To the rear is a paved patio area with raised decked seating area with long distance views overlooking beautiful open fields.

#### DIRECTIONS

From the centre of Ilkley, head towards Addingham on the A65. Proceed along Main Street turning left onto Old Station Way. Turn right onto Southfield Lane then right again onto Southfield Terrace.

#### AGENTS NOTES

Council Tax Band C, Bradford City Council

Tenure, Parking and Services

Tenure: Freehold

Parking: On street parking

All mains services connected

Internet and Mobile Coverage

The Ofcom website shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. The Ofcom website that outdoor mobile coverage is available from all four of the UK's main providers. Results are predictions not a guarantee and may differ subject to circumstances, exact location and network outages.

#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

#### ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

#### DISCLAIMER

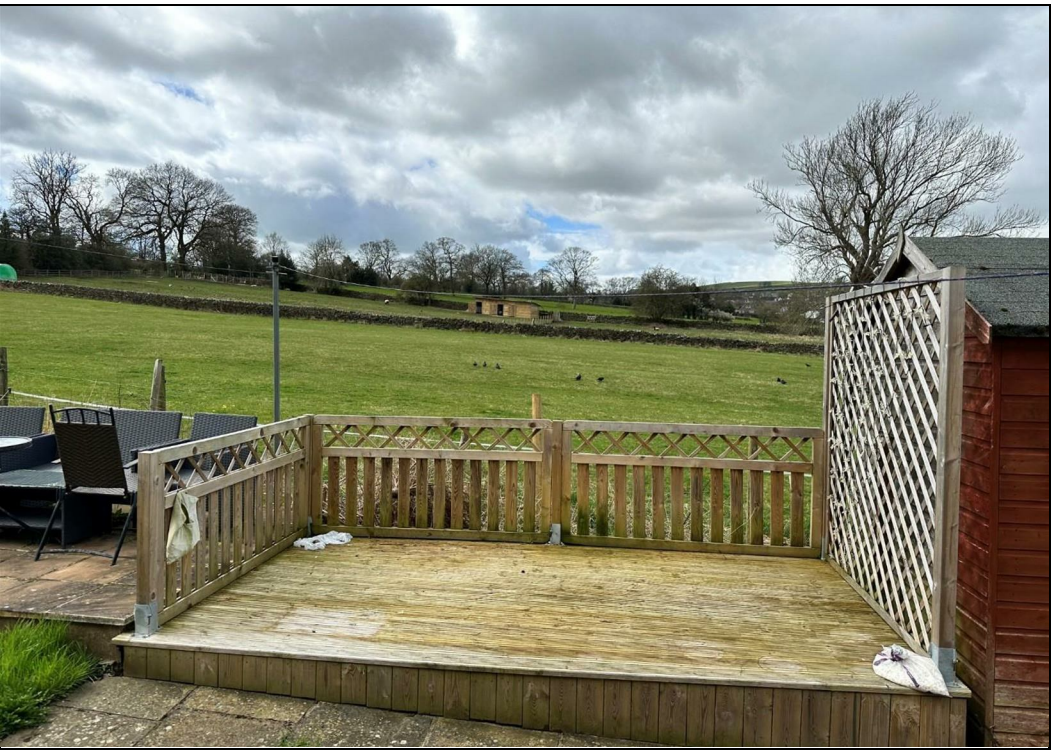
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

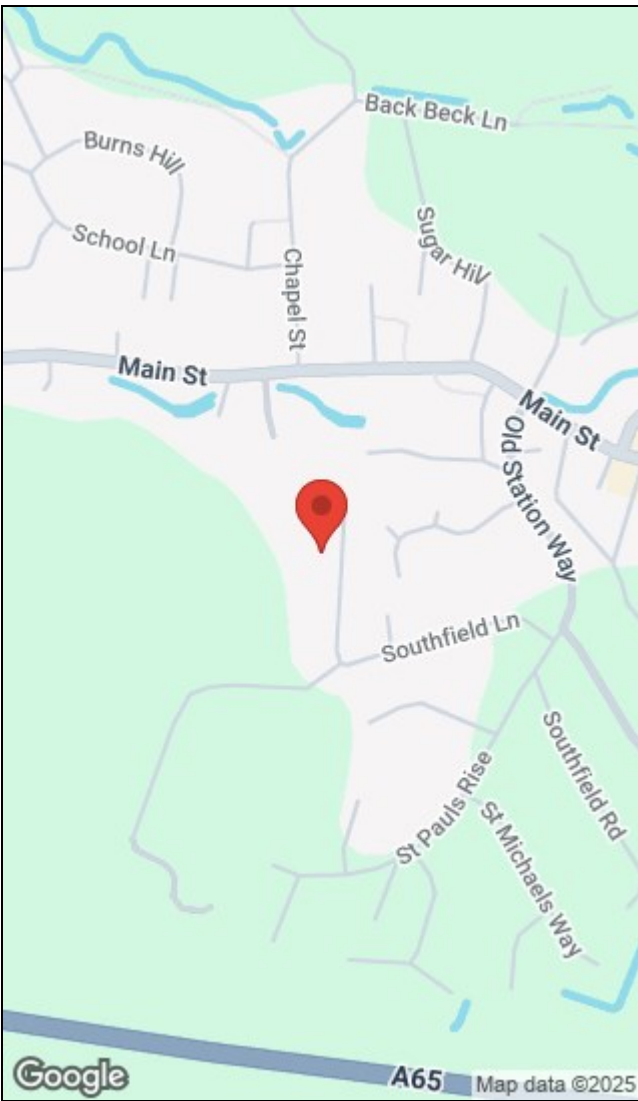
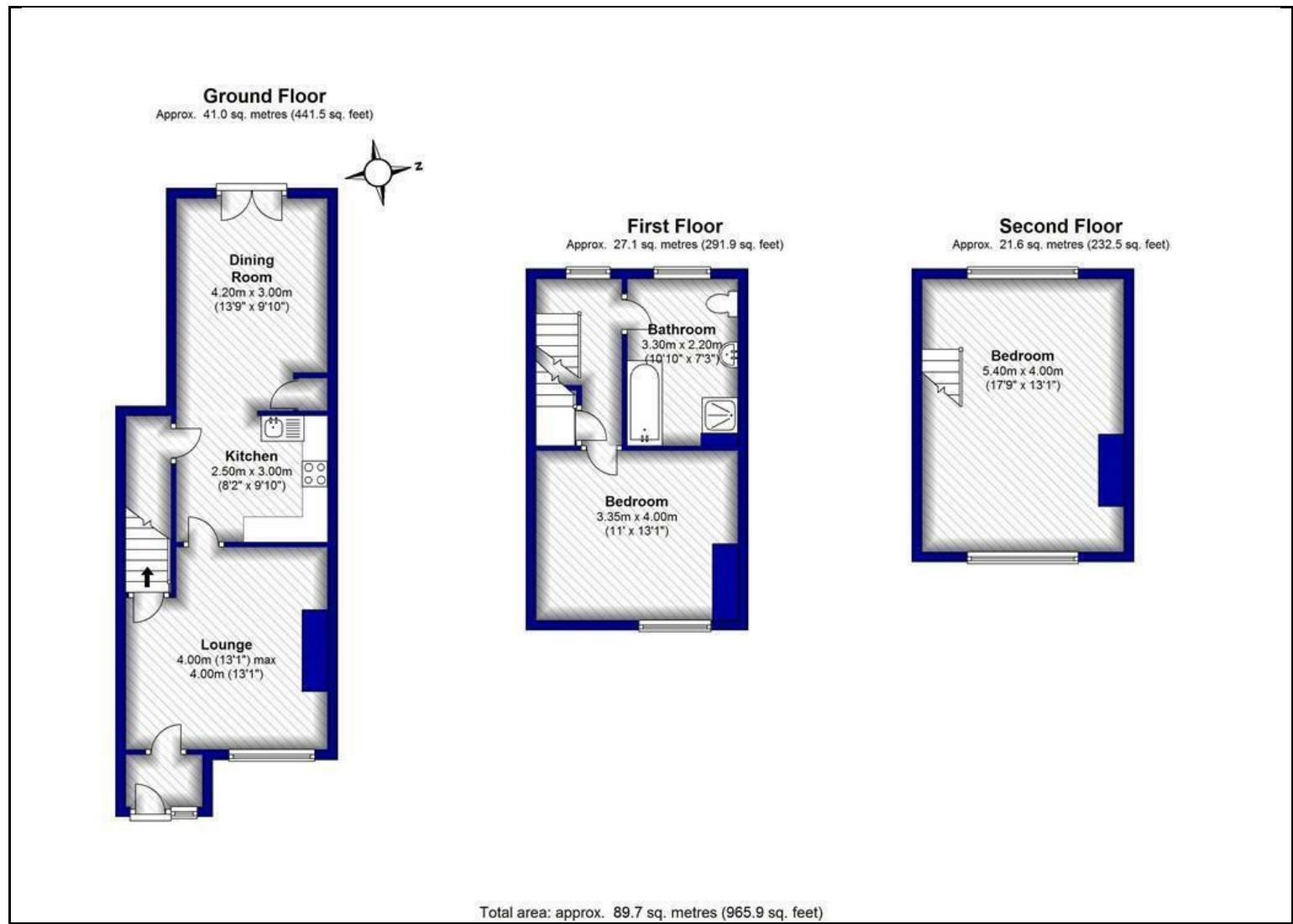
## KEY FEATURES

- MID TERRACE
- TWO DOUBLE BEDROOMS
- ARRANGED OVER THREE FLOORS
- REAR PATIO AREA
- TASTEFULLY EXTENDED KITCHEN DINER
- \*\*360 3D VIRTUAL WALK-THROUGH TOUR\*\*
- EPC RATING E









| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 79                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 52      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.