



**HUNTERS**<sup>®</sup>

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# The Rookery, Addingham, LS29

£300,000



Located in one of Yorkshire's most picturesque and historic villages, this delightful two bedroom stone cottage offers quintessential English country living with charming views across the village and surrounding countryside.

The cottage combines traditional character with modern comforts and an inviting interior filled with rustic charm and natural light. Featuring two double bedrooms with far reaching views, a modern dining kitchen area and a cosy living space with a decorative stone fireplace which leads out to a small garden area which looks out across the valley.

Addingham is a welcoming community set in the tranquil Wharfedale valley, close to the Yorkshire Dales National Park — perfect for countryside walks, local pubs, and village amenities just moments from your doorstep. Offered for sale with no onwards chain.

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



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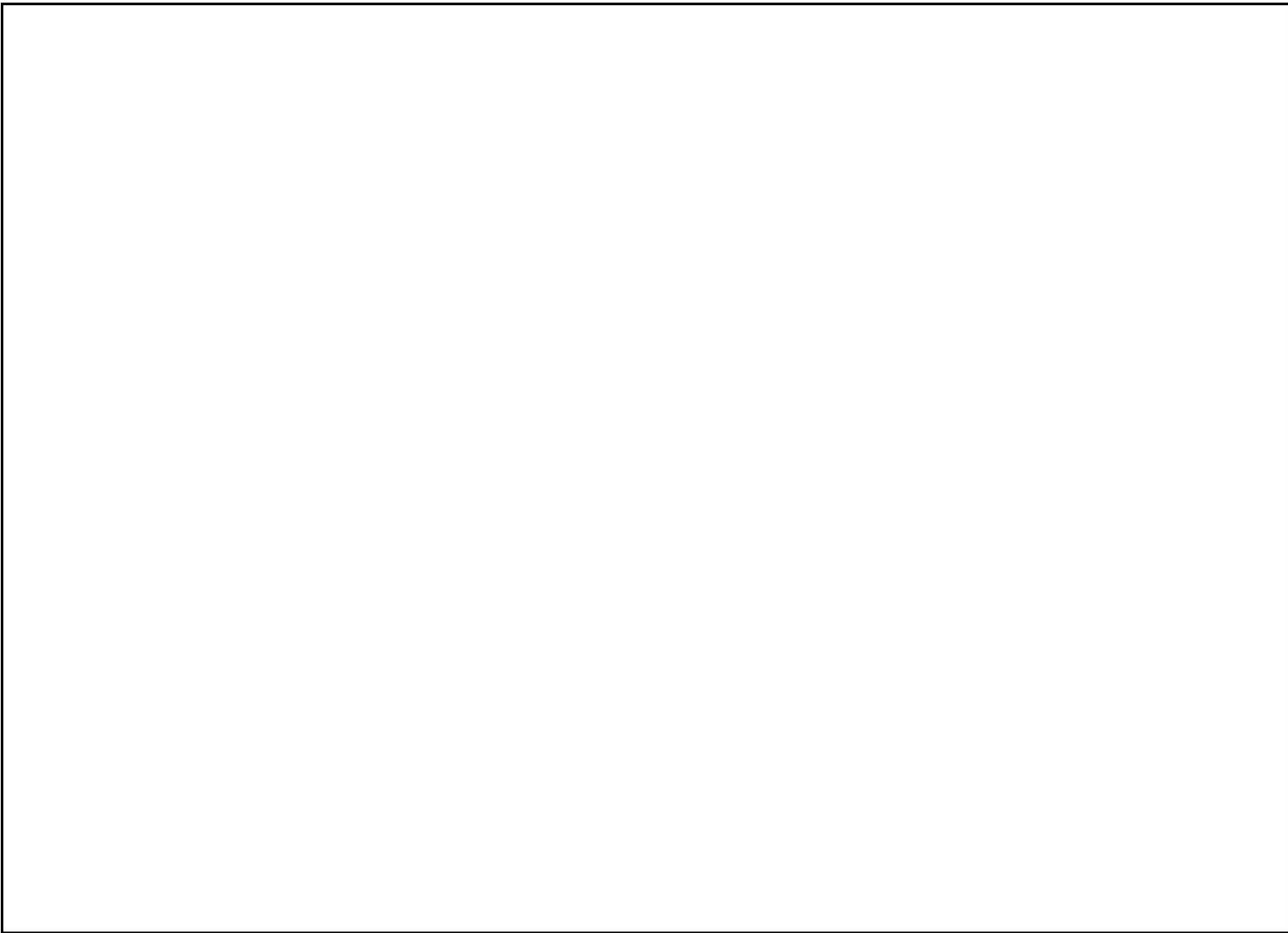


## KEY FEATURES

- TWO BEDROOMS
- ONE HOUSE BATHROOM
- KITCHEN DINER
- COSY LOUNGE WITH FEATURE DECORATIVE FIREPLACE
- FAR REACHING VIEWS
- CLOSE TO LOCAL AMENITIES
- EPC RATING D
- COUNCIL TAX BAND C
- NO CHAIN







**DIRECTIONS**

From the centre of Ilkley at the bottom of Brook Street, proceed along the A65 to Addingham. Once in the village, proceed along Main Street. Just after passing The Fleece Inn on the right, turn right onto Bolton Road. The Rookery is a row of cottages on the left hand side and the property can be clearly identified by the Hunters For Sale board.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band C, Bradford City Council

**ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

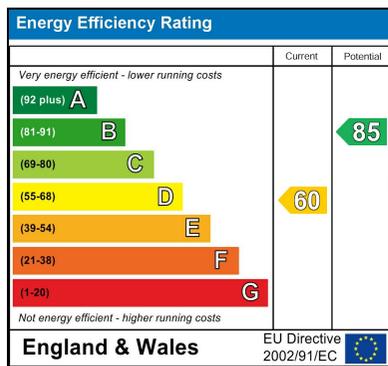
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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. 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.



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