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# Victoria Terrace, Addingham, LS29

No Offers £425,000



A well presented Victorian terraced property in the heart of Addingham village, offering deceptively spacious four bedroomed family home set over four floors. The property retains many period features which include high ceilings, coving. The flexible living accommodation briefly consists: breakfast kitchen, living room. To the first floor there are two bedrooms and house bathroom, to the top floor there are two further bedrooms one with en-suite. To the lower ground are useful cellar areas that offer potential to add further living space. To the outside is a patio garden to the front and to the rear a stepped patio garden offering a wealth of outside space. Parking to the rear for two vehicles. Viewing is highly recommended to fully appreciate the accommodation being offered.

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  
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## KEY FEATURES

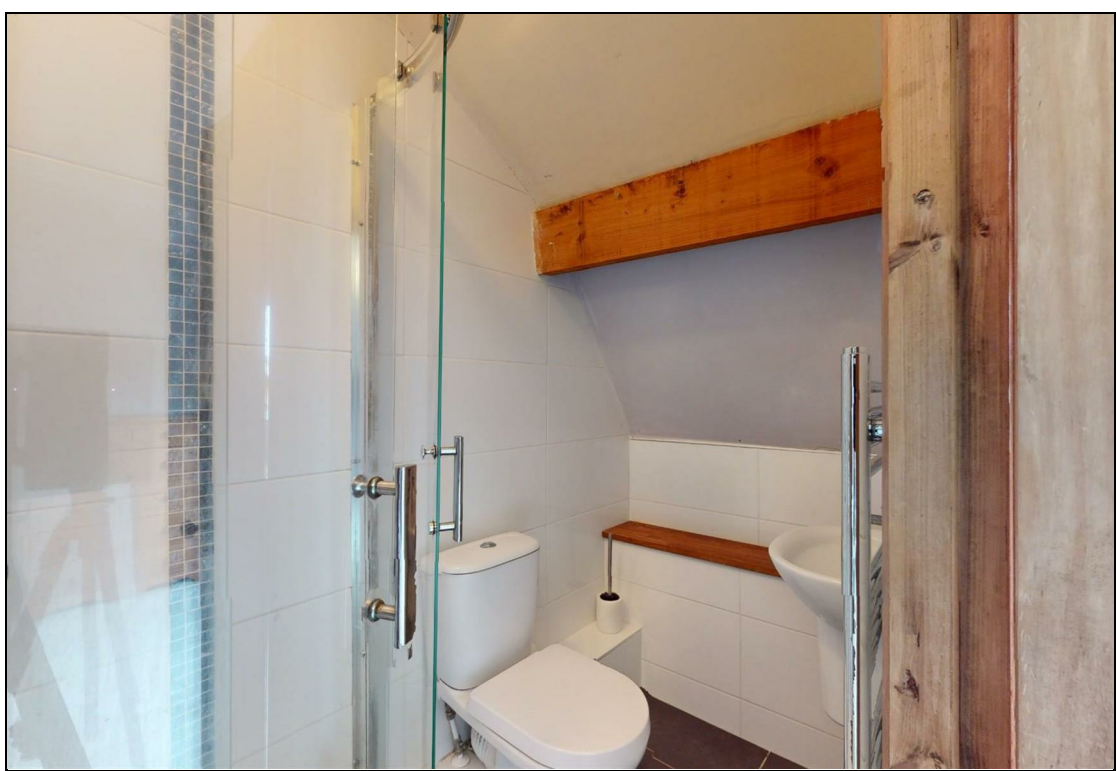
- CHAIN FREE
- FOUR BEDROOM MID TERRACE
- SET OVER FOUR FLOORS
- BREAKFAST KITCHEN
- STUNNING VIEWS TO BEAMSLEY BEACON
- PARKING FOR 2 VEHICLES
- EPC RATING D







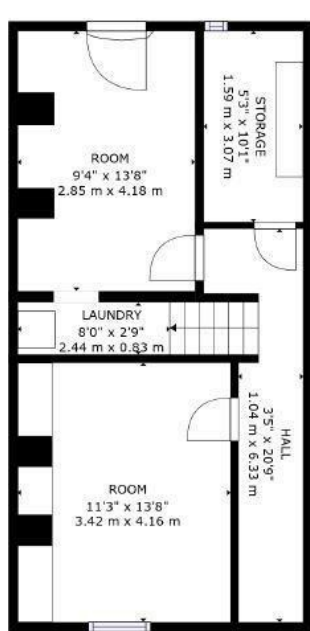




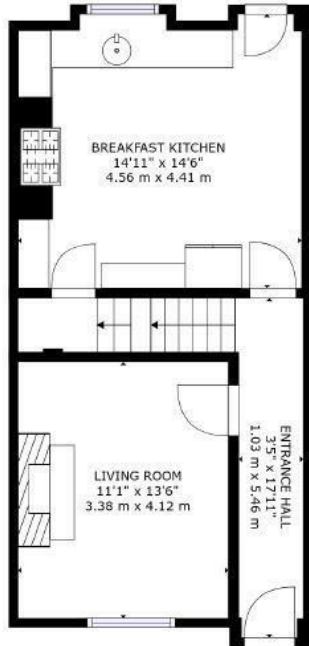




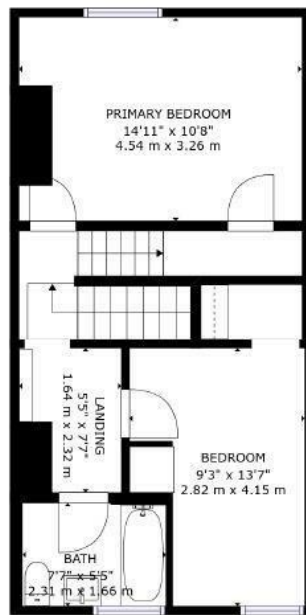




FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA  
FLOOR 1: 470 sq. ft. 44 m<sup>2</sup>; FLOOR 2: 476 sq. ft. 44 m<sup>2</sup>  
FLOOR 3: 465 sq. ft. 43 m<sup>2</sup>; FLOOR 4: 393 sq. ft. 37 m<sup>2</sup>  
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 34 sq. ft. 3 m<sup>2</sup>  
TOTAL: 1804 sq. ft. 168 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



#### DIRECTIONS

From the centre of Ilkley, proceed along the A65 to Addingham. Once in the village continue along Main Street. Victoria Terrace is on the left hand side just before the Bolton Road junction on the right. On foot, the house can be located about half way up on the left hand side and be identified by our Hunters For Sale board.

#### AGENTS NOTES

Tenure: Freehold

Bradford City Council, Council Tax Band C

#### 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. 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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