



HUNTERS®

HERE TO GET *you* THERE

4 The Green, Addingham, Ilkley, LS29 0QA

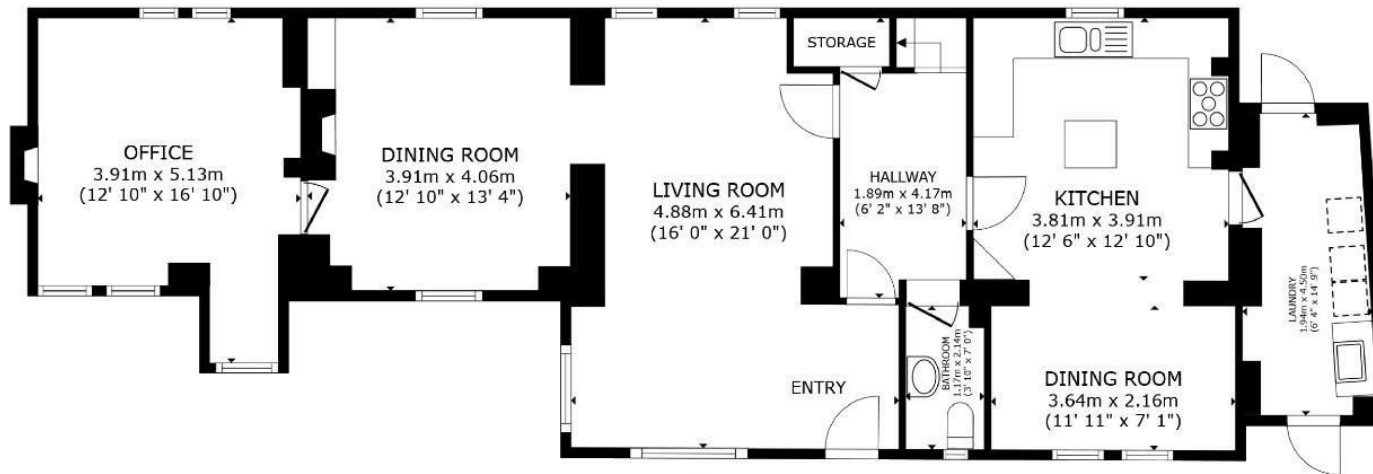
4 The Green, Addingham, Ilkley, LS29 0QA

£775,000

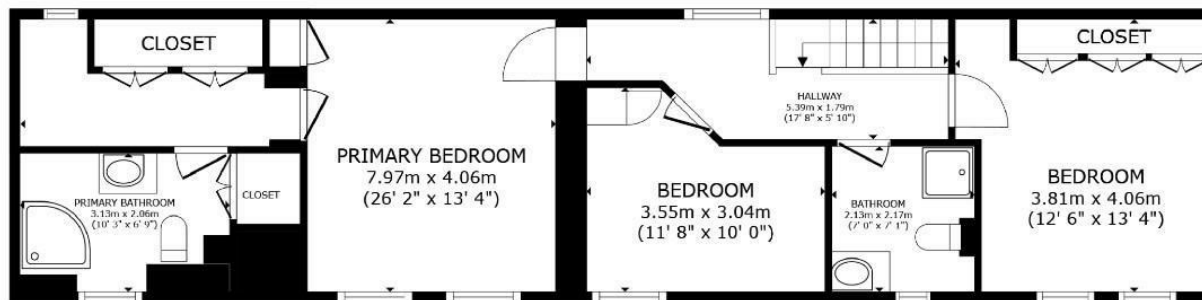
A charming three bedroom former 18th century converted barn in a sought after residential area in the village of Addingham. The property is arranged over two floors the accommodation is well presented throughout with high quality fixtures, fittings and retaining character. The accommodation briefly comprises an entrance porch to include utility through to breakfast kitchen with feature Aga that leads to a light dining area, through to a central hallway that leads to living room and W/C, which leads to the formal dining area, there is a further room currently used as the office. Upstairs there are three bedrooms and two shower rooms. To the outside is a private driveway leading to a double garage with gardeners toilet, lawn area with well stocked borders. This area is facing south with far reaching views to Addingham Moorside.

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.

Hunters Ilkley & Otley - 01943 660500 - ilkley@hunters.com - www.hunters.com



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 105.1 m² (1,132 sq.ft.) FLOOR 2 72.0 m² (775 sq.ft.)
 TOTAL : 177.1 m² (1,906 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

Take the A65 out of Ilkley towards Addingham. At the roundabout, take the 3rd exit onto Silsden Rd/B6160. Continue to follow Silsden Rd. At the junction where The Craven Heifer Public House is turn left then turn right onto School Lane and the property can be found on the left hand side identified by the For Sale sign.

AGENTS NOTES

Tenure: Freehold

Council Tax Band G, 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 £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.

