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Burns Hill, Addingham, LS29

£359,950



Nestled in the heart of the picturesque Addingham village, this beautifully presented three-bedroom semi-detached home offers an ideal blend of modern comfort and village charm.

The property boasts a spacious and inviting living area, a well-appointed open plan kitchen diner and useful utility area with an additional bathroom, to the first floor are three generous bedrooms and house bathroom.

Externally, the home benefits from a private driveway and a secure, south-facing rear gardens perfect for outdoor relaxation and entertaining.

Located within easy reach of local amenities, stunning countryside walks, and excellent transport links, this delightful home is perfect for families and professionals alike.

Early viewing is highly recommended!

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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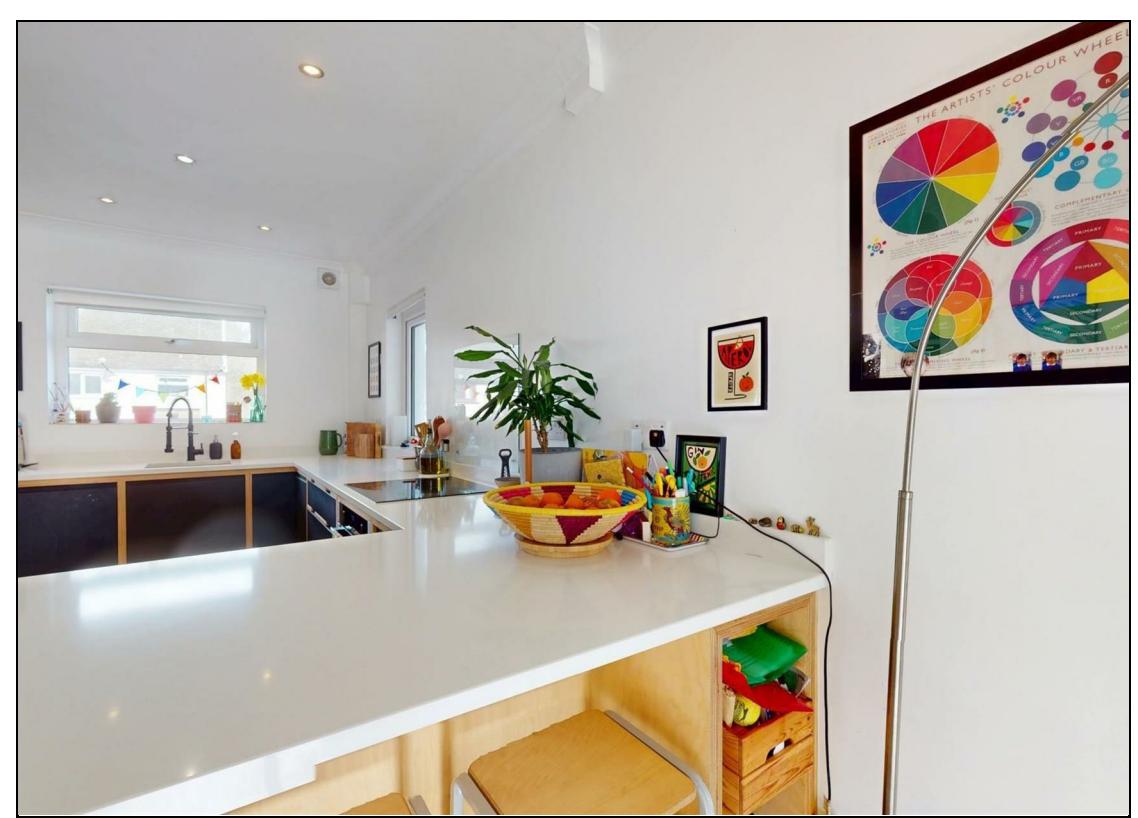
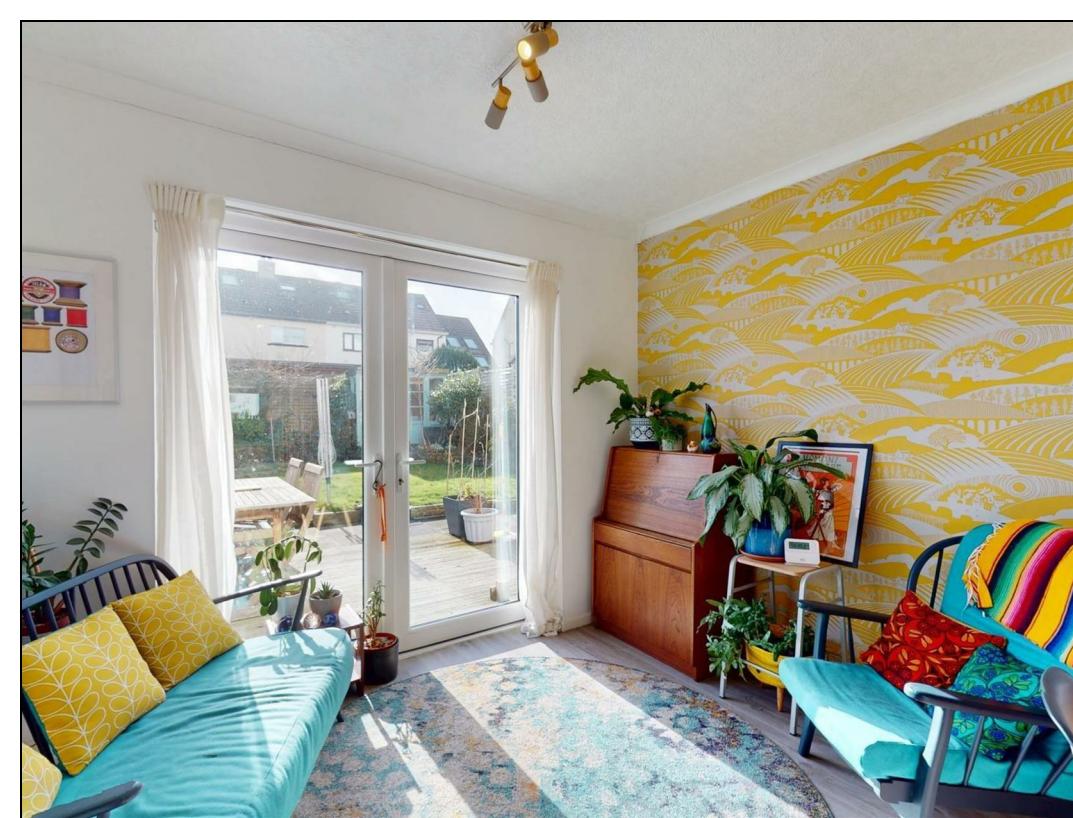


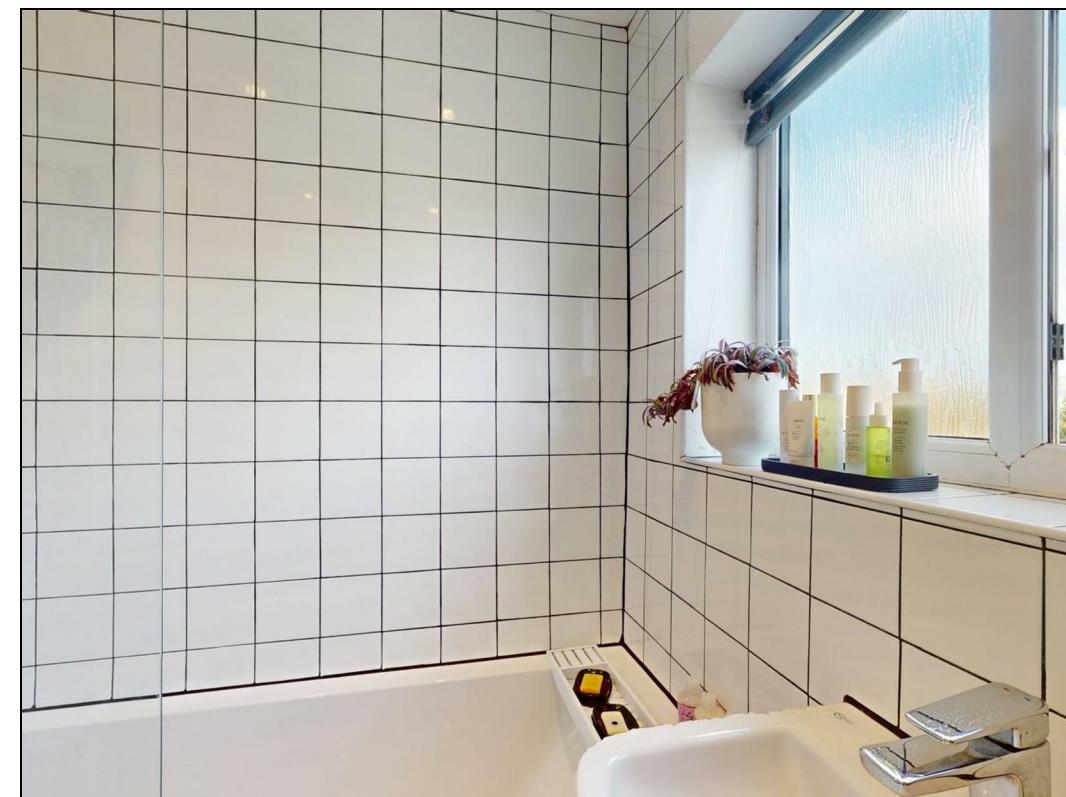
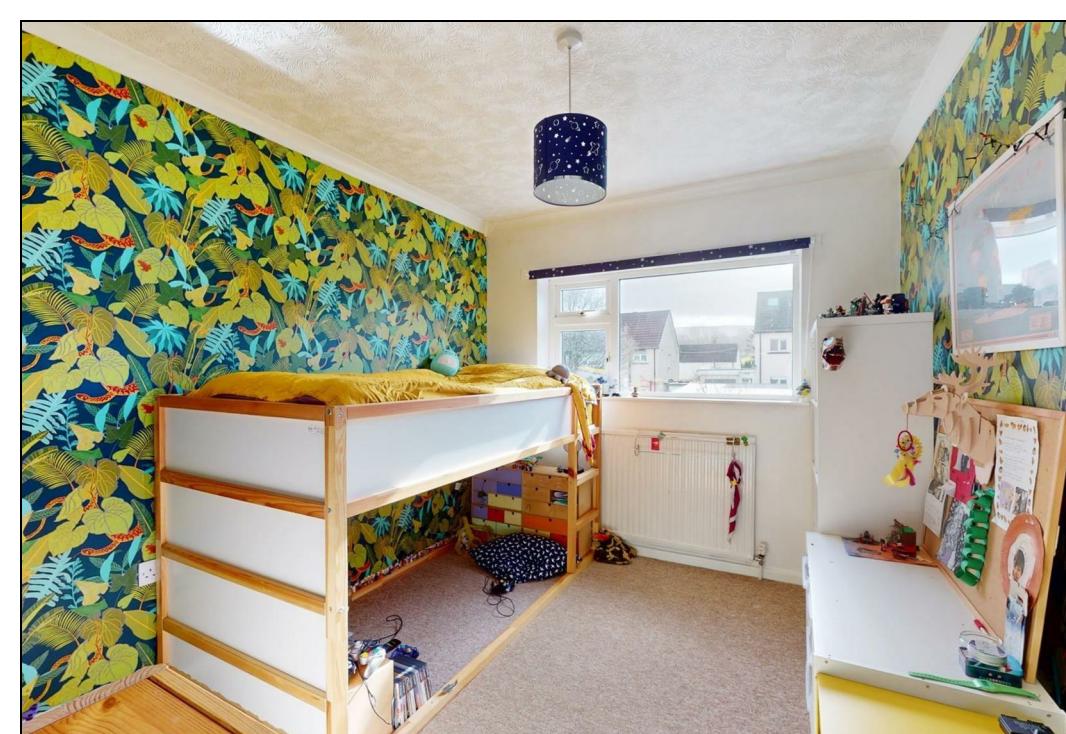
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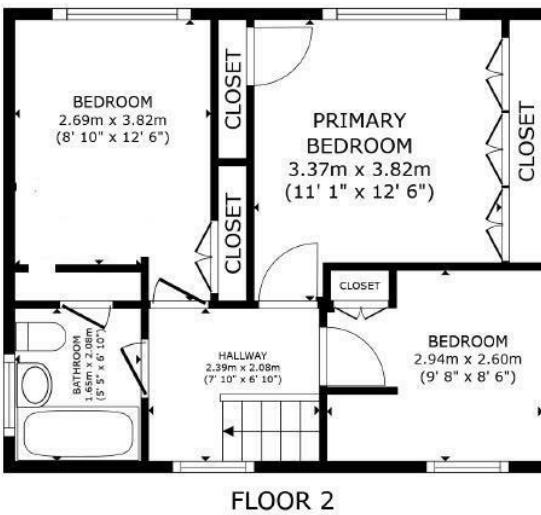
KEY FEATURES

- THREE BED SEMI
- OPEN PLAN KITCHEN DINING
- USEFUL UTILITY AREA WITH SECOND BATHROOM
- LOCATED IN ADDINGHAM VILLAGE
 - DRIVEWAY
- SOUTH FACING REAR GARDEN
 - HOUSE BATHROOM
 - EPC RATING C
- COUNCIL TAX BAND C









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GROSS INTERNAL AREA
FLOOR 1 74.2 m² (799 sq.ft.) FLOOR 2 43.1 m² (463 sq.ft.)
TOTAL : 117.2 m² (1,262 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	70	82
(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		

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES
Council Tax Band C, Bradford City Council

Tenure, Parking and Services
Tenure: Freehold
Parking: Off 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.

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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