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HERE TO GET *you* THERE



# Gill Close, Addingham

## £1,750 Per Month



Situated in the charming village of Addingham, Gill Close presents a well maintained semi-detached house that offers a delightful living experience. Spanning an impressive 1,259 square feet, this property boasts three well-proportioned bedrooms and is thoughtfully arranged over two floors, making it ideal for families or those seeking extra space.

A welcoming hallway, setting the tone for the rest of the home. The ground floor features a spacious sitting room with views to Beamsley Beacon. The kitchen is well-equipped and provides a functional space for culinary pursuits with a dining area that looks onto the rear patio garden area. Additionally, a convenient cloakroom is located to the front entrance.

The first floor houses three comfortable bedrooms, each offering a peaceful retreat, along with a well-appointed house bathroom. The property is further enhanced by its low-maintenance garden at the front and patio to the rear, providing a pleasant outdoor space to relax and unwind.

One of the standout features of this home is the ample off-street parking, complemented by a single garage that now has a converted area useful for a hobbies room or garden office.

With stunning views of Beamsley Beacon, this property not only offers a comfortable home but also a picturesque setting.

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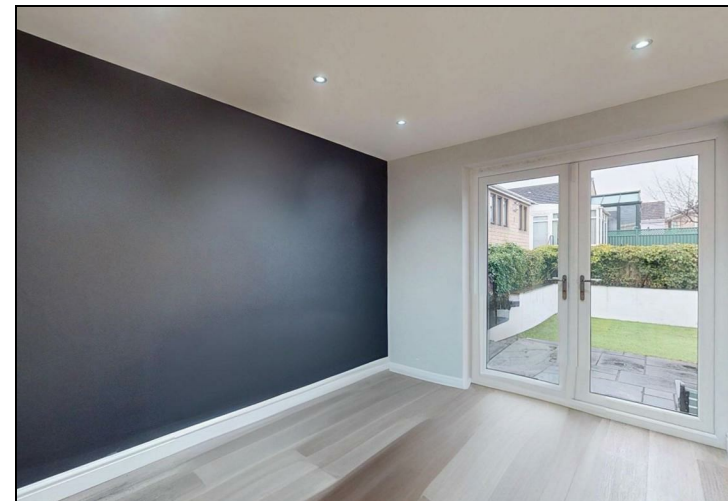






## KEY FEATURES

- Three spacious bedrooms
- Semi-detached house
- Front and rear patio area
- Ample off-street parking
- Garage storeroom / garden office
- Peaceful cul-de-sac location
- Views of Beamsley Beacon
- Walking distance to amenities
- Covered entrance and hall













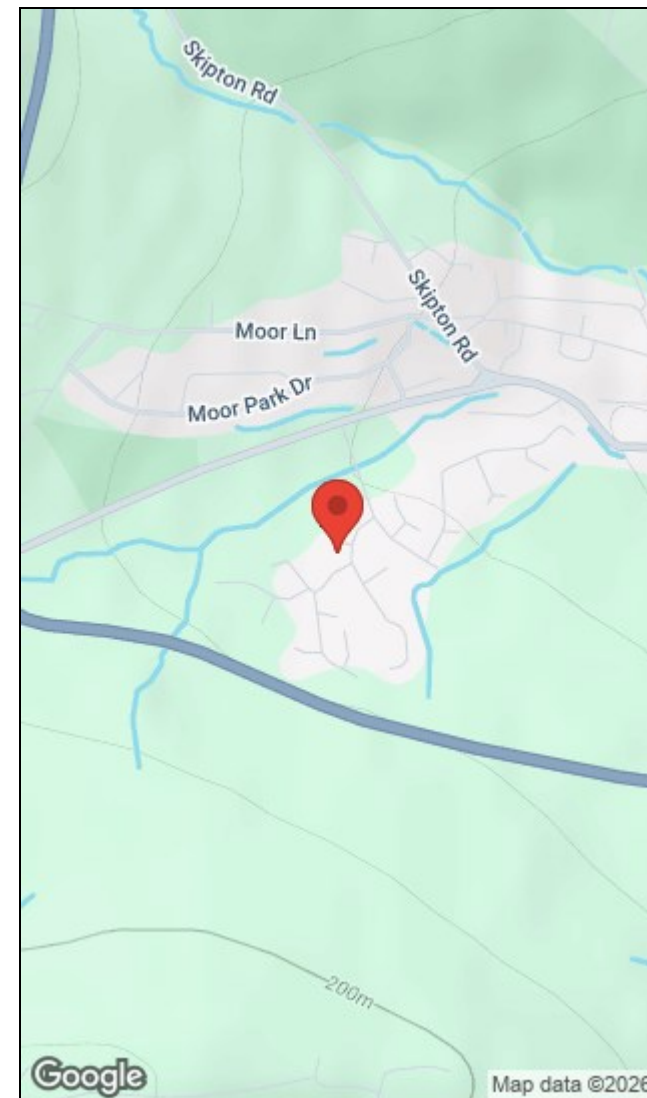


GROUND FLOOR

3 Gill Close

FIRST FLOOR

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not for part of a contract. (ID436614)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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