

# HUNTERS<sup>®</sup>

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## Victoria Terrace

Addingham, LS29 0NF

£795 Per Calendar Month



A charming two double bedroom duplex apartment in the centre of the sought after village of Addingham, making part of a Victorian building. The accommodation briefly comprises open/plan living kitchen area to the ground floor, contemporary bathroom and double bedroom to the first floor, further double bedroom to the second floor. Viewing is recommended to appreciate the accommodation available. Available mid January. EPC rating D.

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.



ACCOMMODATION  
Having gas fired central heating & double glazing throughout.

GROUND FLOOR

LIVING AREA  
Having window to the front elevation, radiator.

KITCHEN AREA  
Having window to the side, sink with drainer, plumbing for an appliance, four ring electric hob, electric oven, washing machine.

FIRST FLOOR

LANDING  
Cupboard housing boiler.

BEDROOM ONE  
Having window to the front, radiator, TV point.

BATHROOM  
Being part tiled, having heated towel rail, pedestal wash hand basin, cubicle shower.

SECOND FLOOR

BEDROOM TWO  
Having dormer to the front elevation with windows surrounding, radiator.

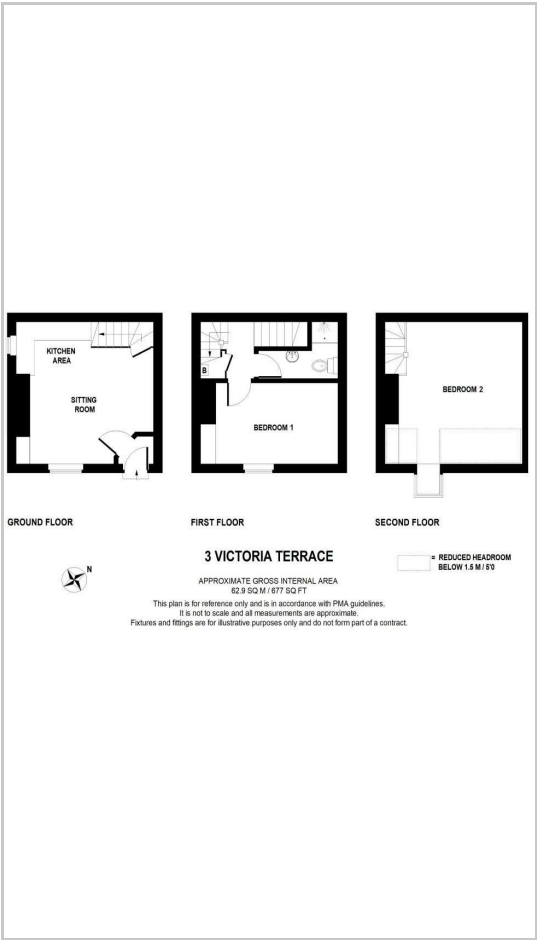
ADDITIONAL SERVICES  
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

LETTINGS \* INVESTMENT \* MANAGEMENT  
For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

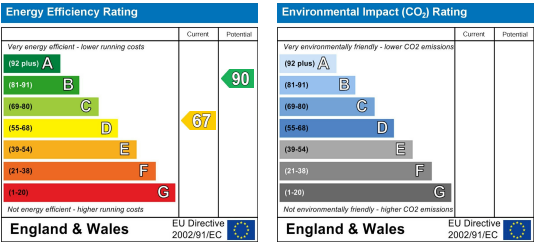
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.