



Browsfield Road | Addingham | LS29 0TF

Asking price £535,000

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Trusted Estate Agents

34 Browsfield Road | Addingham

Ilkley | LS29 0TF

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A truly outstanding, extended bungalow providing immaculately presented four bedroomed, three bathroom accommodation featuring a stunning living kitchen, low-maintenance gardens, sizeable double garage and ample off-street parking.

Standing at the head of a peaceful and secluded cul de sac towards the top of Addingham, this brilliantly designed home enjoys a pretty outlook towards Beamsley Beacon as well as a Southerly aspect.

- Four Bedrooms & Three Bathrooms
- Gardens To Three Sides
- Cul De Sac Position
- Extended Living Kitchen
- Double Garage
- Far Reaching Views

With gas central heating, the accommodation comprises:

Ground Floor

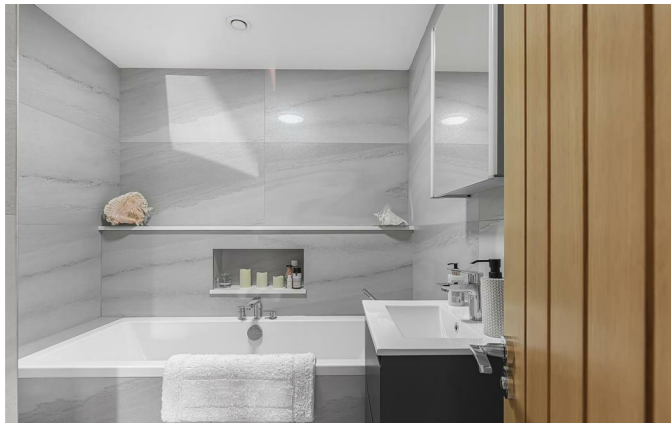
Entrance Hall

An inviting entrance hall including high quality laminate wood flooring and a cloaks cupboard.

Living Kitchen

28'0 (max) x 14'9 (max) (8.53m (max) x 4.50m (max))

Exceptionally well-appointed and comprising an extensive range of base and wall units with quartz worktops and splashback, including a large island with breakfast bar. Integrated appliances include a Quooker tap, oven and combi-oven, induction hob with hood over, dishwasher and fridge/freezer. French doors lead out to the rear garden while an opening flows through to a living area.



34 Browsfield Road is a particularly versatile and spacious bungalow that stands within a generous plot, with gardens to three sides, double garage and off-street parking.



Bedroom

13'3 x 10'11 (4.04m x 3.33m)

An ample double bedroom featuring wood panelling and a recessed wardrobe with sliding mirror doors. One of the wardrobe doors slides to reveal:

En Suite

Including a walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

Bedroom

11'10 x 10'10 (3.61m x 3.30m)

A second double bedroom that could comfortably function as a reception room. Featuring a range of recessed wardrobes as well as an outlook over the rear garden.

Jack and Jill En Suite

9'4 x 4'1 (2.84m x 1.24m)

Comprising a walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

Bedroom

9'11 x 7'7 (3.02m x 2.31m)

A further double bedroom including a recessed wardrobe and a Southerly aspect.

Bedroom/Study

12'11 x 7'1 (3.94m x 2.16m)

Benefitting from a pleasant outlook towards Beamsley Beacon.

Bathroom

7'10 x 6'9 (2.39m x 2.06m)

Comprising a jacuzzi bath, hand wash basin within vanity unit, w.c, heated towel rail and a linen cupboard.

Outside

Double Garage

19'0 x 18'0 (5.79m x 5.49m)

A generous double garage accessed either via an electric up and over door to the front or a single door to the rear. Including heating, light and power as well as a boarded loft area.



Side Garden

To the side of the property is an excellent, South facing garden that features a paved seating area with covered section and garden shed along with a raised artificial lawn area bordered by raised beds.

Rear Garden

A low-maintenance South West facing rear garden including a paved seating area and raised beds.

Driveway

With gravelled planting areas either side, the tarmac driveway provides ample off-street parking and includes an EV charging point.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

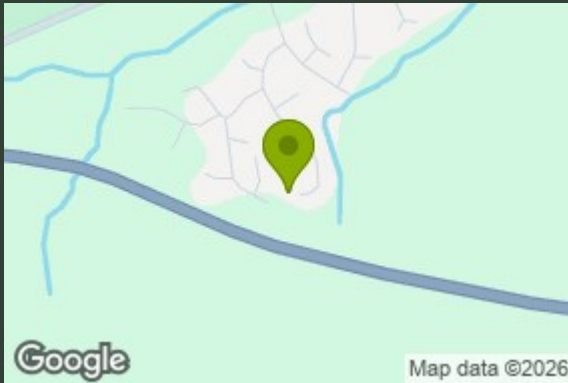
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



Nestled at the head of a sought after cul de sac, the property manages to feel private and secluded whilst still being within easy reach of the village centre.





Total Area: 149.1 m² ... 1605 ft²

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(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	

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