



Nursery Lane | Addingham | Addingham | LS29 0TN

£449,950

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



16 Nursery Lane | Addingham  
Addingham | LS29 0TN  
£449,950

A well presented three bedroomed semi detached cottage situated in a highly regarded development of attractive stone built properties. Number sixteen Nursery Lane is situated toward the head of the cul de sac and briefly comprises entrance hall, sitting room, dining room with patio doors onto the rear garden, kitchen, utility room, cloakroom, three double bedrooms one with ensuite bathroom facilities and a family bathroom. Outside there is an off road parking space and an enclosed paved garden.

- Three double bedrooms
- Two reception rooms
- Ensuite bathroom to the principal bedroom
- Parking
- Utility room
- Stone built

#### Entrance Hall

Wooden entrance door with glazed panel, window to the front elevation and a tiled floor.

#### Sitting Room

14'03 x 13'11 (4.34m x 4.24m)

With a window to the front elevation, understairs storage cupboard, Oak flooring, feature beams to the ceiling, composite fireplace surround with a marble inset and hearth, gas fire.

#### Dining Room

14'06 x 8'08 (4.42m x 2.64m)

Having a window to the rear elevation, sliding patio doors, laminate floor and spotlights to the ceiling.





A well presented three bed roomed stone built semi detached property situated in highly regarded development close to the centre of Addingham.



## Kitchen

12'06 x 8'09 (3.81m x 2.67m)

A range of wall and base units with granite worktops and upstands recessed one and half bowl sink. A range of integrated appliances to include a Neff eye level oven, Neff four ring gas hob and extractor hood over, fridge, freezer, dishwasher. A window to the front elevation, spotlights to the ceiling and a vertical radiator.

## Utility Room

6'05 x 5'03 (1.96m x 1.60m)

With a range of matching base units, tiling to the splash backs, stainless steel sink, work top, a window to the rear elevation and a door to the side elevation, wall mounted Vaillant central heating boiler and tiling to the floor area.

## Cloakroom

With a window to the rear elevation, WC , washbasin with tiling to the splash area, tiling to the floor area and an extractor fan.

## Stairs to the first floor

With a loft access hatch to a fully boarded loft and a useful storage cupboard.

## Bedroom 1

13'02 x 8'09 (4.01m x 2.67m)

With a window to the front elevation.

## En suite Bathroom

8'08 x 7'11 (2.64m x 2.41m)

A spacious bathroom area comprising a bath with shower attachment, pedestal wash basin, WC and tiling to the half wall level. A wood effect floor covering and a Velux window.

## Bedroom 2

9'07 x 11'02 (2.92m x 3.40m)

With two windows to the front elevation and a storage cupboard.

## Bedroom 3

13'0 x 8'07 (3.96m x 2.62m)

With a window to the rear elevation.

## Bathroom

9'00 x 5'08 (2.74m x 1.73m)

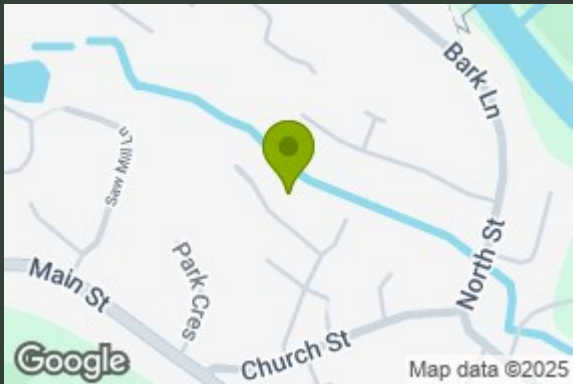
A recently updated suite comprising a bath with shower over, vanity unit providing useful storage space and worktop with a basin and concealed unit WC. Towel rail, extractor fan, tiling to the floor and splash areas. A window to the rear elevation.

## Outside

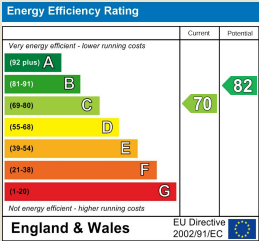
To the front of the property there is a drive providing parking. To the rear of the property there is an enclosed patio garden and garden shed.



©2025 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies



Total Area: 98.9 m<sup>2</sup> ... 1065 ft<sup>2</sup>  
 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141  
 ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>