



Nursery Lane | Addingham | Addingham | LS29 0TN

£449,950

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Trusted Estate Agents

16 Nursery Lane | Addingham
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A well presented three bedrooomed 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
- Ensuite bathroom to the principal bedroom
- Utility room
- Two reception rooms
- Parking
- 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.

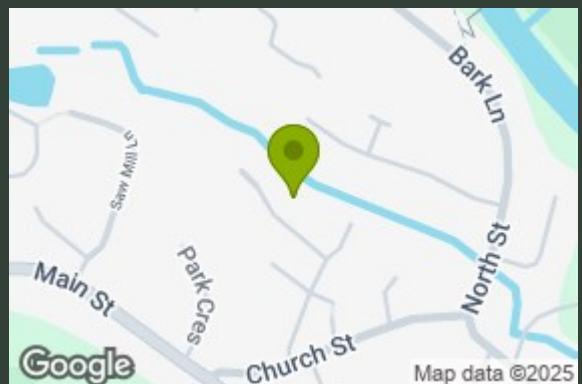
Bathroom

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.



Ground Floor

First Floor

Total Area: 98.9 m² ... 1065 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	70	82
(81-91) B		
(75-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	(EU)

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