



Hillside Close | Addingham | LS29 0TB

Asking price £439,000

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1 Hillside Close |  
Addingham | LS29 0TB  
Asking price £439,000

A beautifully presented and comprehensively renovated two double bedroomed, two bathroom detached bungalow set amongst delightful gardens and including a detached garage plus ample off-street parking.

Forming part of a desirable cul de sac within easy reach of the village centre, this inviting home has been thoughtfully re-designed and enjoys a stunning outlook towards Ilkley.

- Two Double Bedrooms/Two Bathrooms
- Beautifully Appointed Throughout
- Gardens To Three Sides
- Detached Garage & Ample Off-Street Parking

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Hall

A welcoming entrance hall accessed via a composite door and including Camaro flooring, recessed cloaks cupboard, recessed cupboard housing the boiler and a hatch with drop-down ladder leading to the loft.

#### Sitting Room

16'4 x 11'4 (4.98m x 3.45m)

Featuring a gas fire with marble surround and hearth, Camaro flooring, outlook over the front garden and Louvre-Lite plantation shutters. A glazed door leads to:

#### Conservatory

With underfloor heating and a stone floor, perfect fit Louvre-Lite aluminium blinds and a far reaching outlook. French doors lead out to the garden.



With a pleasant outlook over the rear garden, the principal bedroom features a smartly presented en suite.



## Kitchen

11'10 x 9'5 (3.61m x 2.87m)

A brilliantly designed LochAnna kitchen comprising a good range of base and wall units with coordinating quartz worktop plus concealed lighting. Integrated appliances include an oven, four ring induction hob with hood over, fridge, freezer and a dishwasher. Louvre-Lite plantation shutters.

## Bedroom

14'5 x 11'4 (4.39m x 3.45m)

A sizeable double bedroom with John Lewis mirror fronted wardrobes and a lovely outlook towards Ilkley.

## En Suite

7'10 x 3'3 (2.39m x 0.99m)

Comprising a walk-in shower with glass screen, hand wash basin within vanity unit, w.c, dual-fuel heated towel rail and a recessed cupboard.

## Bedroom

10'6 x 9'6 (3.20m x 2.90m)

A second double bedroom enjoying a view across the rear garden and beyond to Beamsley Beacon.

## Shower Room

7'5 x 6'4 (2.26m x 1.93m)

With a Camaro floor and including a walk-in shower with glass screen, hand wash basin within vanity unit, w.c, dual-fuel heated towel rail and Louvre-Lite plantation shutters.

## Outside

### Garage

17'5 x 9'5 (5.31m x 2.87m)

A detached garage accessed via an electric roller door, with light, water and power.

### Driveway

A tarmac driveway providing off-street parking for three cars.



## Gardens

A standout feature are the principally lawned gardens that wrap round three sides of the property, featuring a rockery and raised bed, well-stocked flower beds, lower and upper paved seating areas and a pond. The garden also includes an outside tap and power 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.

## Council Tax

City of Bradford Metropolitan District Council Tax Band D.

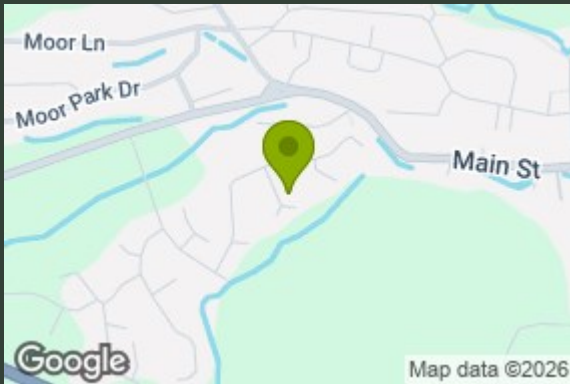


Appointed to an exceptional standard, the kitchen includes fully integrated appliances and is complemented by quartz worktops.





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Total Area: 82.8 m<sup>2</sup> ... 892 ft<sup>2</sup> (excluding garage)

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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(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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