



Parsons Meadow | Addingham | LS29 0FG

Asking price £565,000

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7 Parsons Meadow | Addingham | LS29 0FG Asking price £565,000

A beautifully presented, high quality home designed to offer a high degree of versatility with spacious accommodation spanning four floors.

Built in 2022 by the highly regarded Skipton Properties, this outstanding property has a picturesque outlook over a meadow with grazing sheep along with far reaching views over the village and towards Beamsley Beacon. The current owners have made a number of thoughtful improvements that mean 7 Parsons Meadow is the true definition of a 'turn key' home.

- Beautifully Appointed Throughout.
- Off-Street Parking For Two Cars
- Stunning Views
- Private Balcony

With gas central heating and double glazing, the accommodation comprises:

Ground Floor

Reception Hall

25'8 x 6'8 (7.82m x 2.03m)

Accessed via a composite door with a large glass panel to the side that offers a superb view of Beamsley Beacon.

Cloakroom

5'3 x 3'0 (1.60m x 0.91m)

With hand wash basin and low suite w.c.

Study/Playroom

10'1 x 9'8 (3.07m x 2.95m)

Reimagined by the current owners, this flexible room now includes an extensive range of recessed store cupboards along with a substantial fitted desk with LED backlighting.

Garage

20'3 x 9'8 (6.17m x 2.95m)

Accessed either internally via the reception hall or from the driveway via an electric door.



This exceptional four bedroomed home has been thoughtfully re-designed by the current owners, creating flexible accommodation arranged over four floors.



First Floor

Sitting Room

17'1 x 12'7 (5.21m x 3.84m)

With an abundance of natural light via a window and French doors leading to the balcony. Fitted store cupboard and child's desk.

Balcony

A decked balcony with glass balustrade providing a lovely outlook over Addingham.

Dining Kitchen

17'1 x 10'5 (5.21m x 3.18m)

Highly appointed and comprising a range of base and wall units with coordinating granite worksurfaces and concealed lighting. A custom made butler's pantry with granite worktop, microwave and LED lighting is available by separate negotiation. Appliances include a Rangemaster cooker with five ring gas hob plus hood over, fridge, freezer and dishwasher. French doors lead out to the garden.

Second Floor

Principle Bedroom

12'8 x 10'2 (3.86m x 3.10m)

An impressive double bedroom with a mixture of traditional and contemporary wood paneling.

Dressing Area

With high quality fitted wardrobes, drawers and overhead storage with coordinating dressing table.

Bedroom

10'6 x 8'10 (3.20m x 2.69m)

Bedroom

10'6 x 7'10 (3.20m x 2.39m)

Bathroom

7'3 x 6'7 (2.21m x 2.01m)

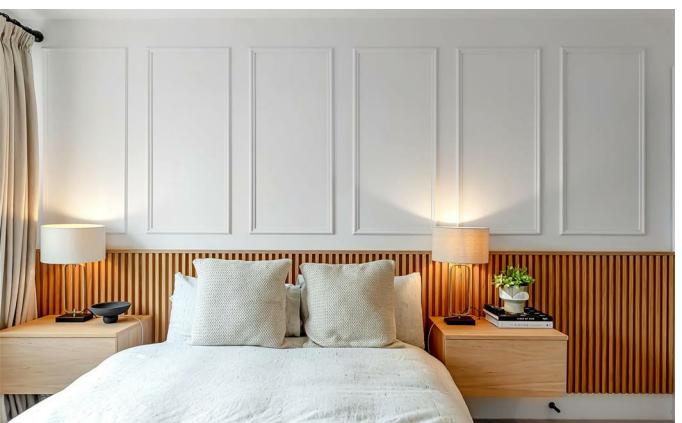
Comprising a bath with shower over, hand wash basin within vanity unit w.c. and a heated towel rail.

Third Floor

Landing/Study Area

9'5 x 8'1 (2.87m x 2.46m)

With ample space for a desk and a velux window.



Bedroom

17'2 x 8'8 (5.23m x 2.64m)

A spacious double bedroom with two velux windows.

En Suite

8'2 x 7'4 (max) (2.49m x 2.24m (max))

Featuring a walk-in shower, hand wash basin within vanity unit, w.c, heated towel rail and a velux window.

Outside

Driveway

To the front of the property is a paved driveway providing off-street parking.

Garden

A low maintenance paved garden with raised bed, bordered by a stone wall.

Council Tax

City of Bradford Metropolitan District Council Tax Band F

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

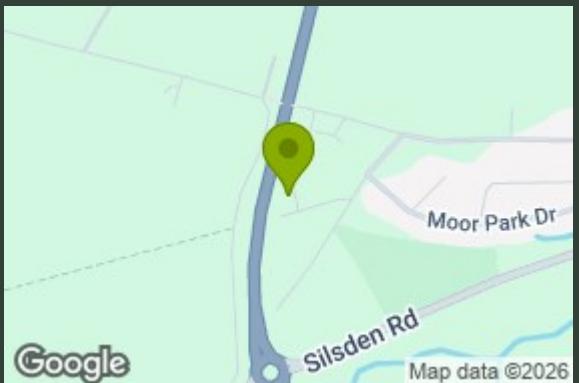
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



A block-paved driveway provides off-street parking for two cars, while the integral garage offers excellent storage or gym space.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	86	94
(81-91) B		
(69-80) C		
(55-68) D		
(31-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor Plans

GROUND FLOOR: 497 sq ft. (46.2 sq m.) approx.

1ST FLOOR: 497 sq ft. (46.2 sq m.) approx.

2ND FLOOR: 497 sq ft. (46.2 sq m.) approx.

3RD FLOOR: 272 sq ft. (25.3 sq m.) approx.

TOTAL FLOOR AREA: 1614 sq ft. (149.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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