



Chapel Street | LS29 0PQ

Asking price £350,000

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9 Chapel Street |  
Addingham | LS29 0PQ  
Asking price £350,000

For Sale with no onward chain, a truly outstanding, comprehensively renovated three bedrooomed home featuring low maintenance gardens, nestled at the heart of Addingham.

Having been renovated by the current owners, this beautiful mid-terrace home now perfectly balances contemporary design with charming period features. A standout feature is the spacious and highly-appointed dining kitchen that provides direct access to the rear garden.

- Two Double Bedrooms Plus Single Bedroom
- Newly Installed Bathroom
- Spacious Dining Kitchen
- Immaculately Presented Throughout

With gas central heating, the accommodation comprises:

## Ground Floor

### Entrance Porch

Accessed via a composite door and with a glazed door leading to:

### Sitting Room

14'7 x 10'8 (4.45m x 3.25m)

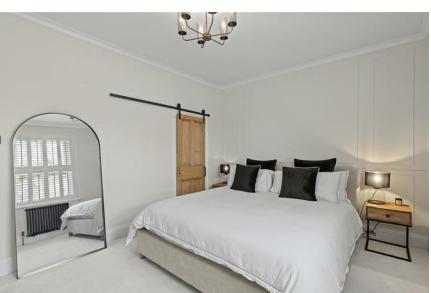
An inviting sitting room featuring wood burning stove on slate hearth, fitted cabinets with recessed shelving above and fitted plantation shutters.

### Inner Hall

With stairs to the first floor and a glazed door leading to:



A large double bedroom, single bedroom or study and a thoughtfully designed bathroom can be found to the first floor while a further double bedroom is located on the second floor.



## Dining Kitchen

20'9 (max) x 14'6 (6.32m (max) x 4.42m)

A stunning and extremely well-appointed dining kitchen comprising a good range of base and wall units with coordinating quartz worktops, including a large quartz-topped island. Integrated appliances include an oven, microwave, four ring induction hob with hood over, dishwasher and provision for a fridge/freezer. The kitchen also includes a fitted pantry cupboard, benched seating area and an understairs store cupboard that provides space for a washing machine and dryer. French doors lead out to the rear garden.

## First Floor

### Bedroom

14'8 x 10'10 (4.47m x 3.30m)

A spacious double bedroom with panelling, barn door to a recessed wardrobe and fitted plantation shutters.

### Bedroom

10'2 x 8'2 (3.10m x 2.49m)

Including a recessed wardrobe and enjoying a far reaching outlook towards Ilkley.

### Bathroom

10'0 x 6'0 (3.05m x 1.83m)

A newly installed and thoughtfully designed bathroom including a bath with rainfall shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

## Second Floor

### Bedroom

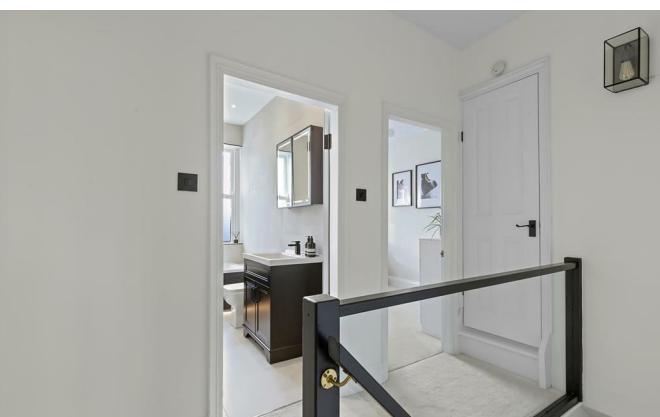
17'10 x 13'6 (5.44m x 4.11m)

A second double bedroom featuring exposed beams and an abundance of natural light via velux windows to two sides.

## Outside

### Front Garden

A gravelled area enclosed by iron railings.



## Rear Garden

An easily maintained, paved rear garden enclosed by stone walls and including a stone barbecue.

## Tenure

Freehold.

## 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

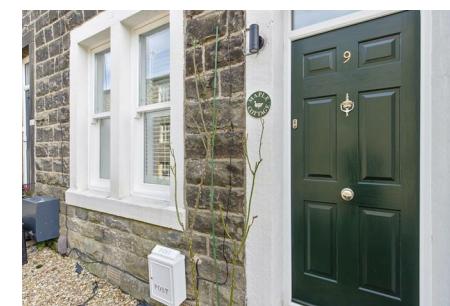
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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 modest gravelled garden area enclosed by iron railings is located to the front and a paved garden with stone barbecue is positioned to the rear.





Ground Floor

First Floor

Second Floor

Total Area: 100.9 m<sup>2</sup> ... 1086 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(65-80)	C		
(55-64)	D		
(35-54)	E	60	
(21-35)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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