



Main Street | Addingham | LS29 0LY

Asking price £299,950

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146 Main Street | Addingham  
Addingham | LS29 0LY  
Asking price £299,950

A distinctive double-fronted cottage situated at the very heart of Addingham, providing spacious three bedrooomed accommodation, featuring a useful cellar and an easily maintained, gravelled front garden.

Situated within a brief stroll of The Fleece and the village Co-op, this charming stone-fronted home provides modern and well-presented accommodation whilst retaining several original period features.

- Three Bedrooms
- Central Village Location
- Generous Cellar
- Southerly Aspect

With gas central heating, the accommodation comprises:

#### Ground Floor

##### Sitting Room

20'0 x 12'11 (6.10m x 3.94m)

A light, airy and inviting sitting room featuring full height windows with plantation shutters and a stone feature fireplace.

##### Inner hall

Including a cloaks cupboard.

##### Kitchen

13'4 x 11'2 (4.06m x 3.40m)

Comprising a good range of base and wall units with timber work surfaces and concealed lighting. Integrated appliances include a Stoves range cooker with hood over, fridge, freezer, dishwasher and washer/dryer.

#### First Floor

##### Bedroom

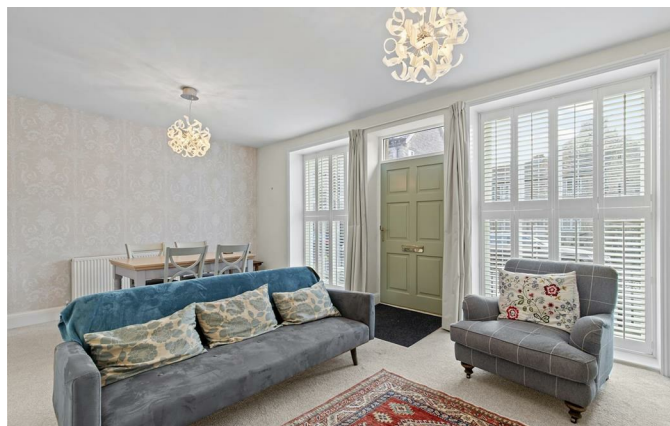
12'5 (average) x 11'0 (3.78m (average) x 3.35m)

An ample double bedroom including a cast iron feature fireplace with stone surround, exposed beam and two windows to the rear elevation.

##### Bedroom

10'3 x 10'2 (3.12m x 3.10m)

A second double bedroom including a cast iron feature fireplace with tiled surround and stone mantle, exposed beam and plantation shutters.



This inviting three bedroomed home is a landmark of Addingham Main Street, with a double fronted aspect and ornate iron railings enclosing a low maintenance gravelled garden.



### Bedroom

9'7 x 7'9 (plus entry recess) (2.92m x 2.36m (plus entry recess))  
With plantation shutters.

### Bathroom

8'7 x 5'10 (2.62m x 1.78m)

Smartly presented and comprising a bath with rainfall shower over plus glass screen, hand wash basin, w.c and a heated towel rail.

### Landing

Featuring a useful store cupboard, exposed beam, window to the side elevation and a hatch to the loft.

### Cellar

14'3 x 13'5 (4.34m x 4.09m)

A notable feature is the sizeable cellar, which provides ample storage space.

### Garden

To the front of the property is an easily maintained, gravelled garden enclosed by ornate iron railings.

### 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.

### Council Tax

City of Bradford Metropolitan District Council Tax Band C.

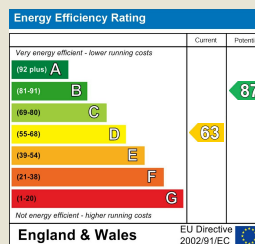
### Addingham

With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by ofsted in 2023. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds, Bradford and London.





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