



Straven

Bolton Road | Addingham | LS29 0JA

Asking price £467,500

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# Straven

80 Bolton Road |  
Addingham | LS29 0JA  
Asking price £467,500

A beautifully presented and deceptively spacious two/three bedroomed detached property, thoughtfully updated by the current owners and situated within a brief stroll of the village centre and the River Wharfe.

Straven is nestled within a sought after residential area and has been impressively modernised by the current vendors to create versatile two/three bedroomed accommodation. With gardens to the front, side and rear, the property features bedrooms and bathrooms to the ground and first floor and also provides off-street parking.

- Three Double Bedrooms
- Two Bathrooms
- Open-Plan Living Kitchen
- Beautiful Gardens
- Off-Street Parking
- Delightful Setting

With gas heating and double glazing, the accommodation comprises:

## Ground Floor

### Entrance Porch

6'0 x 3'0 (1.83m x 0.91m)

### Entrance Hall

15'11 x 6'5 (4.85m x 1.96m)

An inviting entrance hall with a useful understairs store cupboard.

### Sitting Room

21'9 x 12'5 (6.63m x 3.78m)

A generous sitting room including a gas fire with marble interior and hearth, three wall light points and french doors leading to:



Straven manages to feel peaceful and secluded whilst still being within easy reach of the village centre.



### Conservatory

7'7 x 7'3 (2.31m x 2.21m)

Providing an abundance of natural light and with French doors leading out to the rear garden.

### Kitchen

14'5 x 7'4 (4.39m x 2.24m)

Highly appointed and comprising a good range of base and wall units with coordinating work surfaces. Appliances include a Neff oven, four ring gas hob with hood over, plumbing for a dishwasher and space for a fridge/freezer. A window to the rear offers an outlook over the garden.

### Living/Dining Area

14'5 x 13'11 (4.39m x 4.24m)

A versatile living/dining area adjoining the kitchen, featuring a wood burning stove and two wall light points.

### Utility Room

8'8 x 6'11 (2.64m x 2.11m)

With plumbing for a washing machine and a door leading to the garden.

### Study/Bedroom

15'2 x 8'6 (4.62m x 2.59m)

Including a fitted store cupboard and a window to the front elevation.

### Bathroom

A well appointed bathroom including a bath with shower over plus glass screen, hand wash basin and w.c.

### First Floor

#### Landing

With a dormer window to the rear elevation and a useful under-eaves storage area.

#### Principal Bedroom

12'1 x 11'6 (3.68m x 3.51m)

A spacious double bedroom with a range of under-eave store cupboards.

#### Bedroom

12'5 x 12'1 (3.78m x 3.68m)

A further double bedroom.

#### Shower Room

Smartly presented and comprising a walk-in shower, hand wash basin, w.c and a heated towel rail. Velux window.

### Outside







### Please Note

Please note that the area shaded blue does not belong to the property. The owners of the land shaded blue have given the current owners of 80 Bolton Road permission to utilise this area as part of their garden. A restrictive covenant prohibits any building on the land shaded blue. The next owner of the house would be free to negotiate a fresh arrangement with the owners of the plot (if desired).

### Driveway

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

### Garden

To the front of the property there is a lawned area edged by colourful borders, with further garden and a shed to the side. West facing courtyard garden with aspect across an open lawned garden which has been maintained but does not belong to the current owners of Straven\*\*\*PLEASE NOTE: The lawned area of garden 9highlighted in blue) does not belong to the property but has been made into a garden by the property's owner, who uses the area under licence from the owners of the land. The land is also subject to a covenant prohibiting development as housing.\*\*\*

### 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

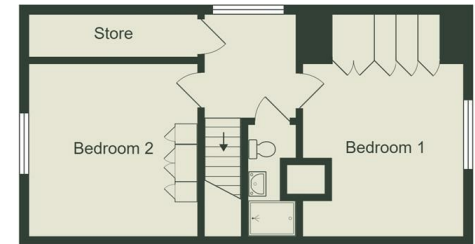
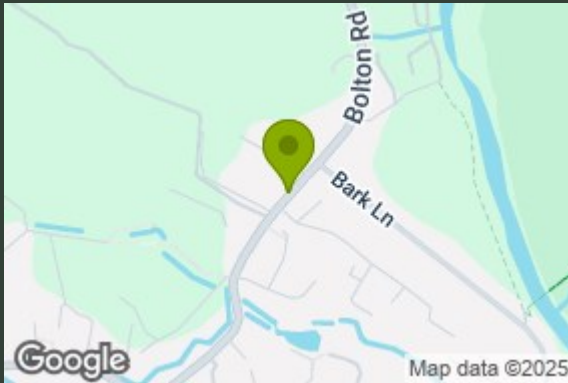
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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



Steeped in history, Addingham is an attractive and popular Dales Village that lies to the west of Ilkley on the banks of the River Wharfe, surrounded by beautiful open countryside.







Ground Floor

First Floor

Total Area: 138.0 m² ... 1486 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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