



Stamp Hill Close | Addingham | LS29 0TQ

Asking price £312,500

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9 Stamp Hill Close | Addingham

| LS29 0TQ

Asking price £312,500

A beautifully presented two double bedroomed home including gardens to the front and rear, garage and off-street parking nestled within a peaceful cul de sac towards the top of Addingham village.

Positioned within easy reach of the village centre and just a short drive from both Ilkley and Skipton, this attractive property has been thoughtfully modernised by the current owner and is the definition of a 'turn-key' home.

- Immaculately Presented Throughout
- Two Double Bedrooms
- Garage & Off Street Parking
- Gardens To The Front & Rear

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

### Groud Floor

#### Entrance Porch

Accessed via a composite door and including a useful recessed store cupboard that provides space for a dryer. A glazed door leads to:

#### Living Area

15'0 x 13'2 (4.57m x 4.01m)

With high quality laminate wood flooring and including a gas fire with stone surround and hearth plus an understairs store cupboard. An opening leads to:



This inviting home benefits from a recently fitted, thoughtfully designed shower room.



## Dining Area

10'2 x 7'3 (3.10m x 2.21m)

Adjoining both the living area and kitchen, enjoying an outlook over the rear garden.

## Kitchen

10'6 x 7'3 (3.20m x 2.21m)

Well appointed and comprising a good range of base and wall units with coordinating work surfaces. Appliances include an oven, four ring induction hob with hood over, integrated dishwasher and an integrated washing machine. A door gives access to the rear garden.

## First Floor

### Landing

With a hatch to the loft.

### Bedroom

12'2 x 11'3 (plus recessed dressing area) (3.71m x 3.43m (plus recessed dressing area))

A sizeable double bedroom including space for a dressing area, linen cupboard housing the boiler and two windows to the front elevation that provide an outlook towards open fields.

### Bedroom

11'3 x 8'1 (3.43m x 2.46m)

A second double bedroom with a window to the rear elevation.

### Shower Room

6'8 x 6'6 (2.03m x 1.98m)

Beautifully presented and comprising a walk-in rainfall shower, hand wash basin and w.c.

## Outside

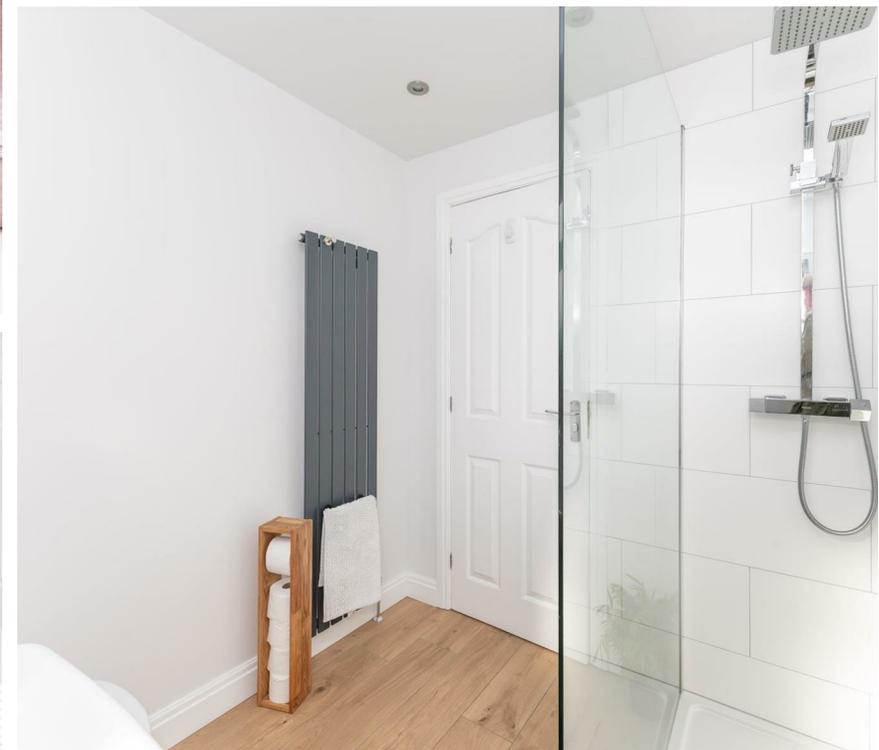
### Garage

19'4 x 9'2 (5.89m x 2.79m)

Accessed via an up and over door and including light, power and water.

### Driveway

A tarmac driveway provides off-street parking for a car.



## Front Garden

An easily maintained, gravelled front garden that includes an abundance of mature shrubs.

## Rear Garden

A standout feature is the creatively redesigned garden that features paved and gravelled sections along with an artificial lawn surrounded by well-stocked raised beds.

## 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.

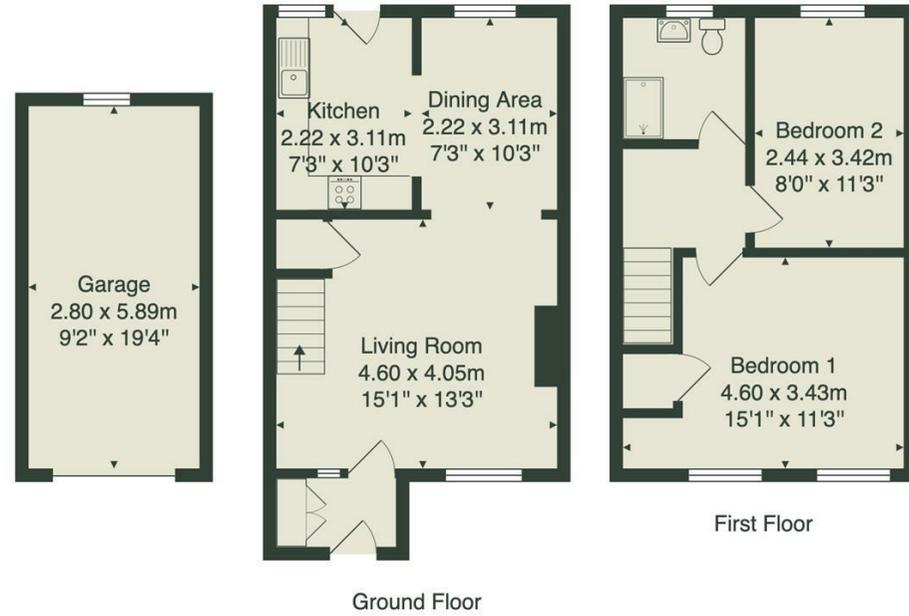
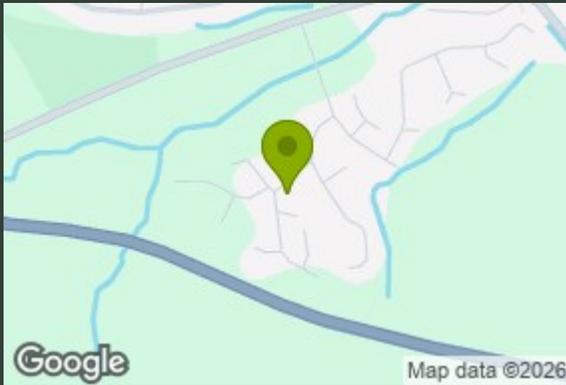
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



Located a few steps from the property is a sizeable garage and driveway providing off-street parking.





Total Area: 69.8 m<sup>2</sup> ... 752 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		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(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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