



Church Street | Addingham | LS29 0QS

Asking price £895,000

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Trusted Estate Agents

65 Church Street | Addingham

Ilkley | LS29 0QS

Asking price £895,000

An exceptionally rare opportunity to acquire a four bedroomed detached bungalow standing within beautiful mature gardens and enjoying pictureque views, nestled at the lower end of Addingham village.

Having been substantially extended, this inviting and highly versatile home has been painstakingly renovated by the current owner and is filled with an abundance of natural light. Approached via a driveway shared with just one other bungalow, the property features ample off-street parking and a garage.

- Beautiful Private Gardens
- Sizeable Dining Kitchen Ideal For Entertaining
- Four bedrooms
- Two bathrooms
- Off-Street Parking & Garage
- Secluded Yet Convenient Location

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Hall

21'04 x 6'11 (max) (6.50m x 2.11m (max))

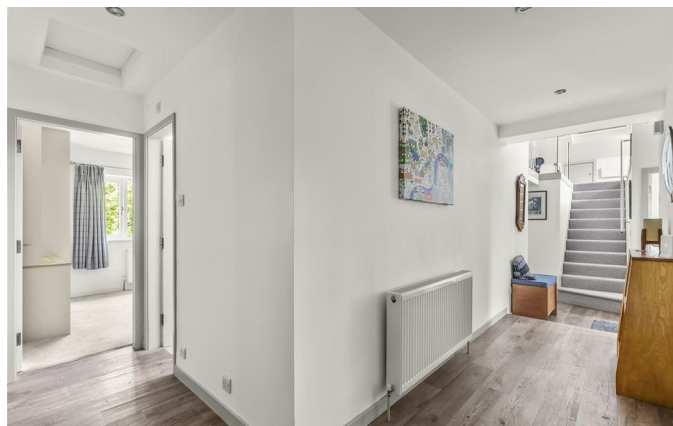
#### Cloakroom

Comprising a hand wash basin within a vanity unit, WC and heated towel rail.

#### Living Room

21'00 x 11'06 (6.40m x 3.51m )

A standout reception room with an excellent feeling of space thanks to its vaulted ceiling. The living room enjoys an abundance of natural light due to bifold doors to the rear garden and large glazed panels above. Featuring a wood burning stove on a stone hearth.



65 Church Street offers a sense of peace and seclusion whilst still being within a brief, level walk of village amenities.



### Mezzanine Living Area/Study

17'09 x 17'00 (5.41m x 5.18m )

With fantastic views to the rear garden and Addingham Moorside. The mezzanine comprises of a glass balustrade overlooking the living room, eaves storage and a Velux window fitted with a blackout blind. This impressive space is large enough to function as another reception room and/or a home study.

### Dining Kitchen

22'06 x 24'00 (6.86m x 7.32m )

#### KITCHEN:

This modern, dual aspect kitchen features an extensive range of base and wall units with granite worksurfaces, breakfast bar and a glass-fronted pantry cupboard. Appliances include a six ring induction hob, two integrated fridges and one freezer, a dishwasher, double oven and combi oven/microwave.

#### DINING:

With a window to the front elevation and French doors to a secluded paved patio.

### Utility

7'04 x 8'01 (2.24m x 2.46m )

Providing plumbing for a washer and space for a dryer. The utility has base and wall units, coordinated worksurfaces and a sink. There is also ample space for boots and coats, providing a practical storage space.

### Bedroom

13'03 x 9'10 (4.04m x 3.00m )

Featuring an attractive outlook over the rear garden. Another highlight of this room is the newly installed wardrobes, draws, display shelving and a dressing table from Wharfedale interiors.

### Ensuite

14'09 x 3'06 (4.50m x 1.07m )

With a walk-in rainfall shower, hand wash basin with LED downlighting and WC.

### Bedroom

13'09 x 10'05 (4.19m x 3.18m )

An ample double bedroom with a window to the rear.

### Bedroom

13'09 x 9'09 (4.19m x 2.97m )

A further good sized double bedroom with a window to the side elevation.

### Bedroom

10'04 x 10'04 (3.15m x 3.15m )

With a window to the side elevation and a cupboard housing the boiler.



## Bathroom

14'05 (max) x 6'10 (4.39m (max) x 2.08m)

A modern bathroom comprising a walk-in rainfall shower, large separate bath, WC, heated towel rail, hand wash basin and an electric Velux allowing for plenty of natural light.

## Garage

17'6 x 9'0 (5.33m x 2.74m )

With dual access from the utility room or the electric garage door. Just off this garage is a useful utility cupboard. There is also provision for EV charging.

## Garden

A standout feature of this property is its beautiful, mature garden. From the side of the property, the garden consists of a private, shaded patio area perfect for outdoor dining. Lawn with a flower border leads round to the rear of the property, which features a second patio and a gravel seating area, perfect for entertaining. The garden also has a pond, two outdoor power sockets and is bordered by a stone wall, creating a secluded sanctuary.

## 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.

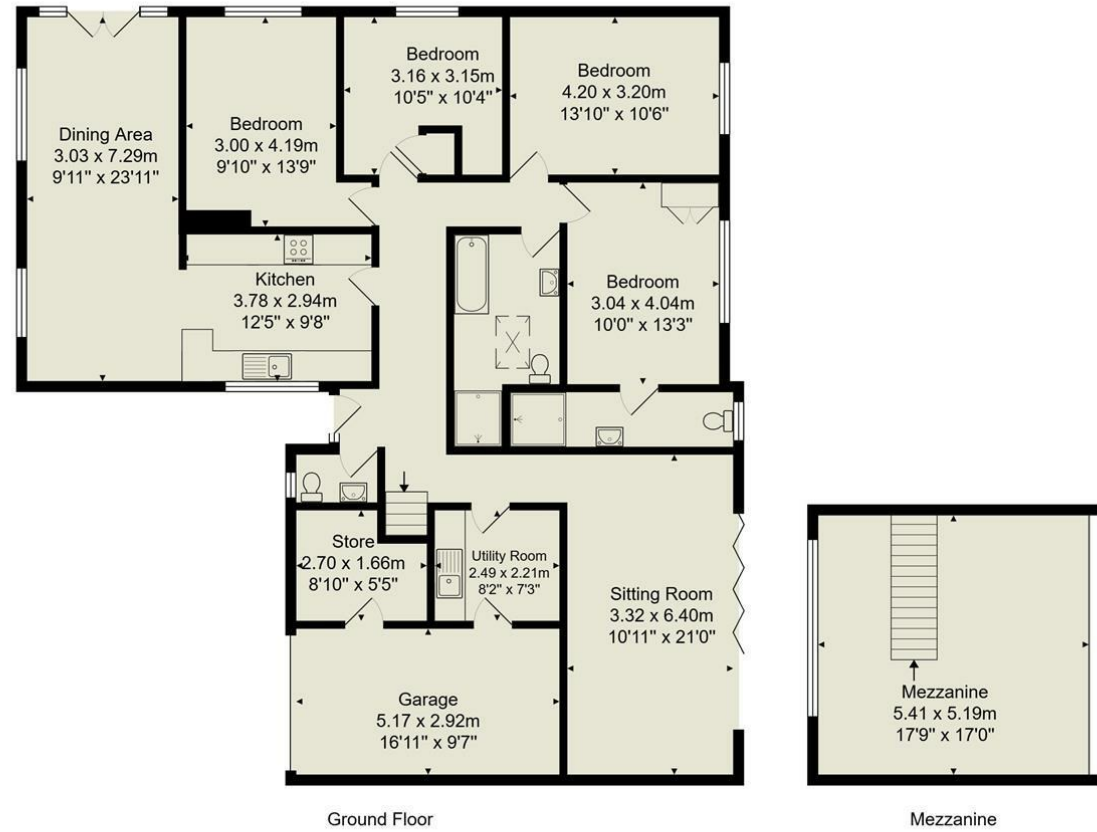
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



Bungalows of this quality and scale are few and far between.





Total Area: 196.6 m<sup>2</sup> ... 2116 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			
(81-91) B			
(69-80) C			
(55-68) D		69	80
(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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