



St. Leonards Close | | LS29 0RW

Asking price £425,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



4 St. Leonards Close |  
Addingham | LS29 0RW  
Asking price £425,000

A beautifully presented detached home enjoying fantastic views and a particularly peaceful setting, featuring a colourful and thoughtfully designed garden, detached garage and an ample driveway including covered parking.

- Cul De Sac Location
- Beautiful Gardens
- Detached Garage And Covered Parking
- Far Reaching Views

With gas central heating, the accommodation comprises:

#### Ground Floor

##### Entrance Hall

16'0 x 5'11 (4.88m x 1.80m)

##### Cloakroom

Including a hand wash basin and w.c.

##### Sitting Room

12'7 x 11'8 (3.84m x 3.56m)

An inviting sitting room featuring a wood burning stove on stone hearth and a bowed window.

##### Dining Kitchen

18'10 x 12'5 (5.74m x 3.78m)

A spacious, open-plan dining kitchen comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Integrated appliances include an oven plus grill, five ring gas hob with hood over, fridge, freezer, dishwasher and plumbing for a washing machine. The dining area offers ample space for a table and chairs. Glazed double doors lead to:

##### Conservatory

12'2 x 9'7 (3.71m x 2.92m)

Glazed to three sides with laminate wood flooring and French doors leading out to the rear garden.

#### First Floor

##### Bedroom

11'8 x 11'0 (3.56m x 3.35m)

A generous double bedroom featuring a recessed wardrobe along with an outlook towards open fields and woodland.





Nestled within a secluded cul de sac, 4 St Leonards Close is presented in extremely good order. The property includes a spacious open-plan dining kitchen that flows through to a sizeable conservatory. A standout feature are the mature gardens, with a lawned garden to the front and a well-stocked, principally lawned garden to the rear.



### Bedroom

11'0 x 10'4 (3.35m x 3.15m)

A second double bedroom including a recessed wardrobe, linen cupboard and a view over the rear garden.

### Bedroom

8'9 x 7'7 (2.67m x 2.31m)

With a window to the front elevation.

### Bathroom

7'6 x 5'11 (2.29m x 1.80m)

A smartly appointed bathroom comprising a bath with shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

### Outside

#### Detached Garage

17'3 x 8'7 (5.26m x 2.62m)

Accessed either via an up and over door to the front or a single door to the rear.

### Front Garden

A lawned front garden including a paved area, enjoying a view of Beamsley Beacon.

### Rear Garden

A standout feature is the immaculately presented rear garden that features an abundance of colourful flowers and mature shrubs. A paved path leads beyond the lawn to a planting area and a paved seating area is accessed via French doors leading from the conservatory.

### Driveway

A tarmacadam driveway provides off-street parking for three cars and includes a covered section.

### Tenure

Freehold.

### 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.

### Council Tax

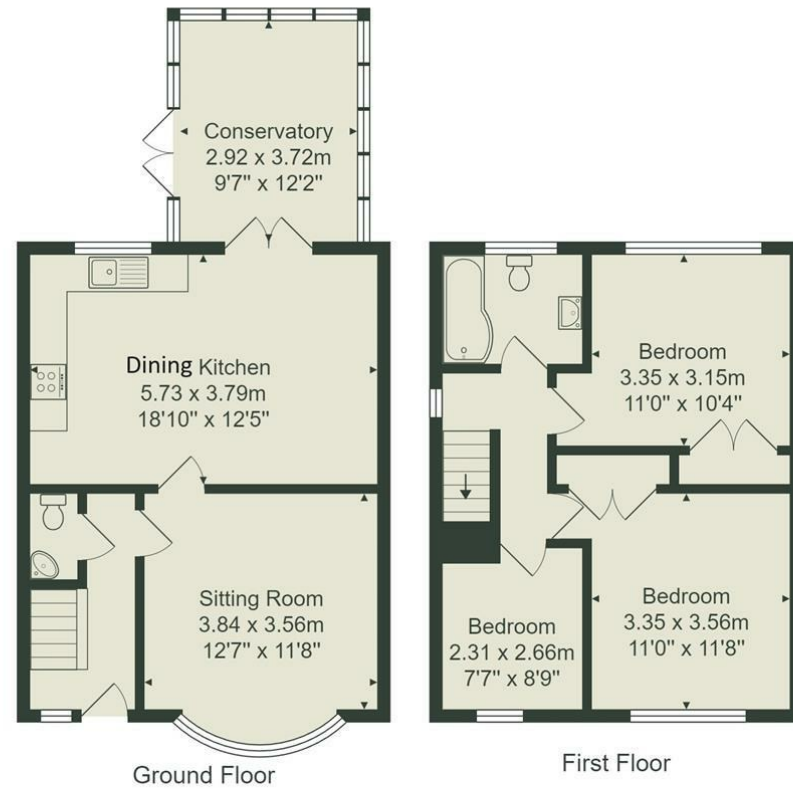
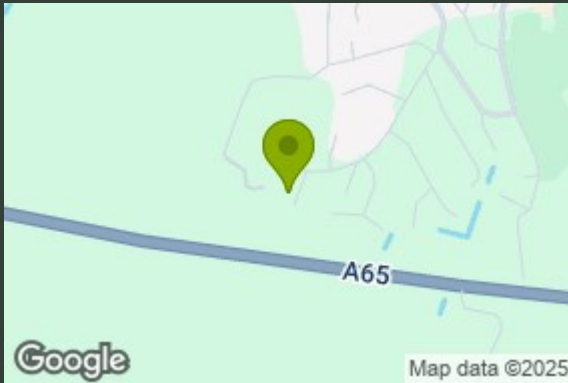
City of Bradford Metropolitan District Council Tax Band D.

### 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

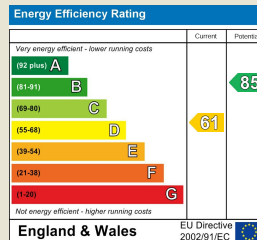
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject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



Total Area: 98.4 m<sup>2</sup> ... 1059 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>