



Victoria Terrace | | Addingham | LS29 0NF

£307,500

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Key features

- Completely Renovated
- Immaculate presentation
- Three bedrooms
- Dining Kitchen
- Sitting Room
- Good Storage facilities
- NO CHAIN



Description

A recently renovated three bedrooned stone built mid terrace property situated in a central village location. Our clients have worked through the property within their ownership to meticulously upgrade the property which now offers stunning accommodation. The accommodation in brief comprises; Sitting room, dining kitchen with useful utility area, three bedrooms, luxury double shower room, laundry cupboard and a courtyard garden.



A meticulously renovated three bedrooomed terrace property providing accommodation finished to an exceptionally high standard. NO CHAIN

Sitting Room

15'02 x 12'02

A grey composite front door with feature arched window panel over, window to the front elevation with paneled side cheeks, Karndean flooring in a washed Oak effect, period style radiator and a fabulous exposed feature stone wall.

Steps leading down

Dining Kitchen

14'07 x 11'06

A recently fitted Howdens kitchen with Dove grey wall and base units with white quartz worktops and splashbacks. Illuminated display units. Recessed sink and drainer with integrated boiling water tap. A range of integral appliances to include AEG induction hob, oven and dishwasher, fridge/freezer. Karndean flooring, stable style composite door with window panel providing external access to the garden area. Spotlights to the ceiling and a stylish vertical radiator.

Utility cupboard

Useful space providing built in storage and coats area.

Steps to the first floor

Landing area with coving to the ceiling and a vertical radiator. Useful laundry cupboard providing plumbing for a washing machine and further storage.

Bedroom One

12'02 x 10'06

Panelled feature wall, a window to the front elevation with panelled side cheeks and coving to the ceiling and a built in cupboard.

Luxury Shower Room

8'09 x 6'02

A luxury shower room with matt black fittings and comprising a double walk in shower, WC, vanity wall hung sink unit with built in drawers. Marble effect tiling to the walls and feature half panelled wall. Spotlights and coving to the ceiling. Coordinating matt black towel rail. Window to the front elevation.





**Steps to the second floor**

Landing with a further storage, radiator and loft access.

Bedroom Two

15'01 x 8'05

With a Velux window to the front elevation and fitted triple wardrobes.

Bedroom Three

10'04 x 8'05

With a Velux window to the front elevation.

Garden

Enclosed patio garden with fixed seating and steps leading down to the kitchen door.

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 B

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.

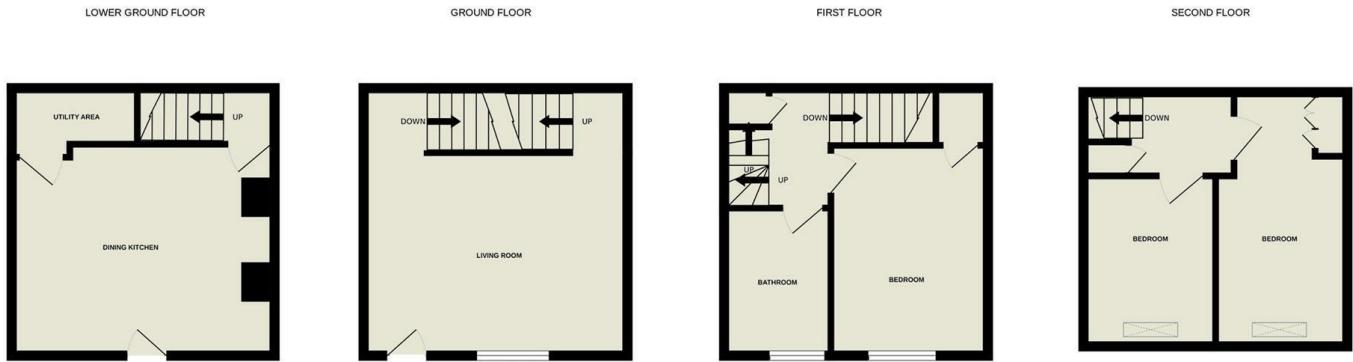
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.

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>

Floor plans



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>