



High House Mews | | Addingham | LS29 0SJ

£485,000

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WHITE
Trusted Estate Agents

29 High House Mews | Addingham | LS29 0SJ £485,000

A well-proportioned four-bedroom property arranged over two floors, situated in the village of Addingham. Offering versatile living accommodation, the property provides comfortable and practical living space throughout.

The ground floor comprises an entrance porch leading to a spacious hallway, downstairs WC, welcoming sitting room, a separate dining area and a kitchen, providing flexible space for everyday living and entertaining. To the first floor are four bedrooms and two bathrooms, offering generous accommodation.

Externally, the property benefits from a rear garden, providing valuable outdoor space for relaxing, entertaining and enjoying the warmer months.

Located in the popular village of Addingham, the property is conveniently placed for a range of local amenities, including independent shops, cafés, pubs and everyday essentials.

An excellent opportunity to acquire a four-bedroom home with two bathrooms, well-proportioned living accommodation and outdoor space in a desirable village setting.

- Four Bedrooms
- Private Rear Garden
- Off-Street Parking
- Downstairs cloakroom
- Two Bathrooms
- Garage
- Central Addingham
- Two reception rooms

GROUND FLOOR

Entrance Hall

Enter via a solid wooden door with a small glazed pane into the welcoming porch, which benefits from a side window and a useful Delft rack.

Main Hall

The main hall features attractive decorative corning, together with a useful understairs cupboard.

Cloakroom

Comprising a WC, pedestal wash basin, tiled splashback and extractor fan.



Spacious four-bedroom accommodation arranged over two floors, with two bathrooms and versatile living space.



Dining Room

10'05 x 8'11 (3.18m x 2.72m)

A multi-panel door leads into the formal dining room, featuring decorative cornicing and a window overlooking the front elevation.

Sitting Room

24'01 x 11'08 (max) (7.34m x 3.56m (max))

Featuring a wooden fireplace surround with marble inset and hearth, housing a gas fire with live flame. Built-in cupboards and shelving feature to the recesses, with two windows and French doors overlooking the rear elevation, providing access to the garden.

Dining Kitchen

14'10 x 16'00 (4.52m x 4.88m)

The dining kitchen comprises a range of base and wall cabinets with worktops and tiled splashback. Appliances include a four-ring gas hob with extractor fan over and an eye-level double oven. There is also plumbing for a washing machine and dishwasher, together with space for a fridge. A one-and-a-half bowl sink and drainer, laminate wood-effect flooring and a window to the front complete the room.

FIRST FLOOR

Landing

With a window to the front elevation and an airing cupboard with useful shelving.

Bedroom

15'08 (max) x 11'08 (4.78m (max) x 3.56m)

A generous-sized double bedroom with a window overlooking the rear elevation, complemented by built-in wardrobes and drawers.

En Suite Bathroom

7'04 x 5'10 (2.24m x 1.78m)

Comprising a WC, pedestal wash basin and panelled bath, with half-tiled walls and splashback, tile-effect floor covering and extractor fan.

Bedroom

14'0 x 11'08 (4.27m x 3.56m)

A ample double bedroom, with a window to the front elevation.

Bedroom

12'10 x 8'02 (max) (3.91m x 2.49m (max))

Another double bedroom with a window to the rear elevation and a hatch to the loft.

Bedroom

12'01 x 8'11 (3.68m x 2.72m)

A further double bedroom, with a window to the front elevation.



Family Shower Room

7'06 x 5'08 (2.29m x 1.73m)

The shower room is fully tiled, with a double walk-in shower, pedestal wash basin, WC and a window to the front.

OUTSIDE

Garden

To the front of the property there are low maintenance gravel and paved areas. To the rear the garden provides a pleasant outdoor space to enjoy, featuring a paved area, attractive flower and shrub borders, and a level lawn. Fully fenced with a gate to the side.

Single Garage

To the front of the property.

Parking

One allocated parking space.

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.

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.

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>



Situated in the village of Addingham, close to local amenities, surrounding countryside and a range of walking routes.





Total Area: 144.4 m² ... 1554 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) A		82
(81-91) B		
(69-80) C	73	
(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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