



Ridleys Fold | | LS29 0SQ

Asking price £325,000

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

7 Ridleys Fold |  
Addingham | LS29 0SQ  
Asking price £325,000

Perfectly situated in a central location, just a short stroll from Addingham Main Street and local amenities, this recently renovated two bedroom home offers comfort, convenience and privacy. A glazed door leads from the dining area to a private South facing garden featuring a paved seating area and artificial lawn, providing the perfect spot for unwinding or entertaining.

Nestled within a sought-after cul de sac and finished to a high standard throughout, this inviting property is a true 'turn-key' home.

- Two Double Bedrooms
- South Facing Garden
- Beautifully Presented Throughout
- Off-Street Parking
- Cul De Sac Location
- Brief Stroll From Main Street

With gas central heating, the accommodation comprises:

### Ground floor

#### Entrance Hall

5'8 x 5'11 (1.73m x 1.80m)

A bright and welcoming entrance hall accessed via a composite door, featuring a cloaks cupboard and shoe store as well as a window to the front elevation.

#### Living Area

18'10 x 10'2 (5.74m x 3.10m)

A spacious yet cosy living area featuring a wood burning stove upon stone hearth, exposed beams and plenty of natural light coming from the double window that provides a Westerly aspect. The living area flows into:



Located at the heart of the village, within a brief walk of Main Street.



### Dining Area

18'8 x 8'1 (5.69m x 2.46m)

Adjoining both the living area and kitchen, a pleasant dining area with glazed doors leading to the garden.

### Kitchen

9'8 x 7'7 (2.95m x 2.31m)

A high quality kitchen comprising a good range of base and wall units with coordinated quartz worktops and concealed lighting. Integrated appliances include: oven, microwave, five ring induction hob with hood over, fridge freezer and dishwasher. There is also a window overlooking the garden.

### First Floor

#### Bedroom

12'10 x 9'8 (3.91m x 2.95m)

A generous double bedroom including a recessed wardrobe and a window providing a lovely Westerly aspect.

#### Bedroom

12'10 x 8'5 (3.91m x 2.57m)

A further double bedroom, currently utilised as a study, featuring a recessed wardrobe with sliding mirror doors as well as a window to the front elevation.

#### Bathroom

8'3 x 12'10 (2.51m x 3.91m)

A highly appointed and thoughtfully designed bathroom comprising a bath, walk-in rainfall shower with glass screen, hand wash basin in vanity unit, W.C. and a window to the side elevation.

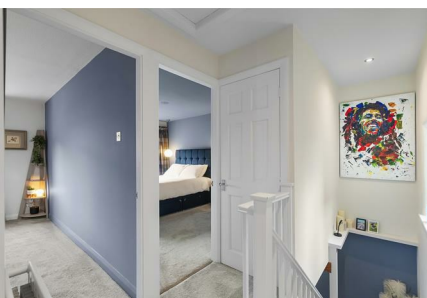
#### Landing

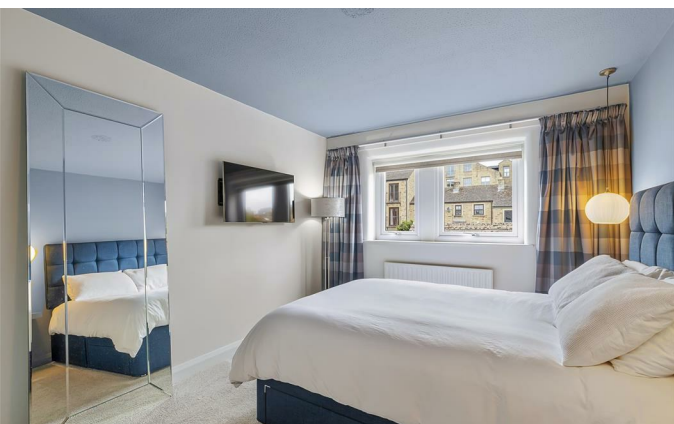
Including a linen cupboard and a hatch to the loft.

#### Outside

#### Seating Area

To the front of the property is a paved, West facing seating area featuring a wood store with living roof that adds charm to the property's facade.





## Garden

The South facing rear garden offers a wonderful place to soak up the sun with a paved area and an artificial lawn section plus a further log store. The rear garden enjoys a good degree of privacy via a stone wall and fence. Outside tap and power point.

## Parking

The property includes an allocated off-street 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.

## 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 OF FUNDS REGULATIONS 2017

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.



A standout feature is the private, South facing garden along with an off-street parking space.

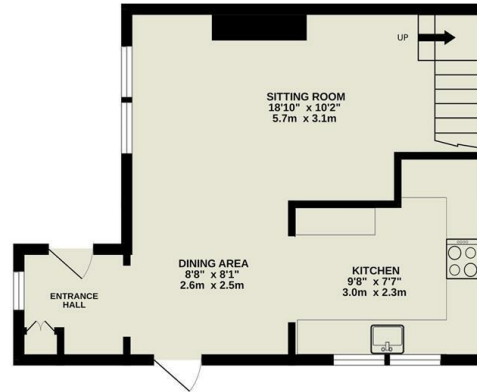




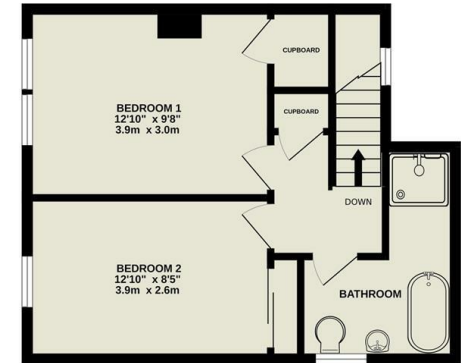
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GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



FIRST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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		77	82
(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/