



St. Michaels Way | | LS29 0RN

£475,000

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7 St. Michaels Way |  
Addingham | LS29 0RN  
£475,000

Arranged over two floors and standing within a generous plot that features an ample rear garden, lawned front garden and driveway, this detached family home provides spacious four bedroomed/two bathroom accommodation.

- Four Bedrooms
- Two Bathrooms
- Sizeable Living & Dining Areas
- Open Plan Dining Kitchen
- Lawned Gardens To The Front & Rear
- Off-Street Parking

With gas central heating, the accommodation comprises:

### Ground Floor

#### Entrance Hall

14'8 x 5'10 (4.47m x 1.78m)

An inviting entrance hall with laminate wood flooring and a cloaks cupboard.

#### Cloakroom

Located off the entrance hall and comprising a hand wash basin and w.c.

#### Living Area & Dining Area

23'11 x 12'6 (max) (7.29m x 3.81m (max))

The living area features a gas fire with stone surround and hearth plus a bowed window to the front elevation. The dining area directly adjoins and includes a window providing an outlook over the sizeable rear garden.





Nestled within a cul de sac, this inviting home feels peaceful and secluded whilst still being within comfortable walking distance of Addingham Main Street.



## Dining Kitchen

23'10 (max) x 17'8 (max) (7.26m (max) x 5.38m (max))

The kitchen measures 17'8 x 8'9 and comprises a good range of base and wall units with coordinating work surfaces plus tiled splashback. Appliances include an oven, microwave, four ring ceramic hob with hood over, dishwasher, space for fridge/freezer, plumbing for washing machine and space for dryer.

The dining area measures 15'7 x 7'8 and includes a bowed window to the front elevation.

## First Floor

### Bedroom

15'5 x 8'3 (4.70m x 2.51m)

An ample double bedroom.

### En Suite

7'7 x 6'5 (2.31m x 1.96m)

Comprising a bath with shower over, hand wash basin, w.c, heated towel rail and a velux window that offers an outlook towards Beamsley Beacon.

### Bedroom

12'5 x 10'5 (3.78m x 3.18m)

A second double bedroom including a recessed wardrobe, recessed linen cupboard and enjoying a view of Beamsley Beacon.

### Bedroom

11'9 x 11'0 (plus entry recess) (3.58m x 3.35m (plus entry recess))

A third double bedroom including a recessed wardrobe and a window to the front elevation.

### Bedroom

22'11" x 36'1" x 22'11" x 19'8" (7'11 x 7'6)

Perfect as either a single bedroom, nursery or home study.

### Bathroom

7'6 x 6'0 (2.29m x 1.83m)

Featuring a bath, hand wash basin and w.c.

## Outside

### Front Garden

A well-maintained, lawned front garden bordered by stone walls and mature trees.







### Rear Garden

A generous, principally lawned rear garden with mature trees and shrubs, pond, shed and a gravelled seating area.

### Driveway

A paved driveway providing off-street parking.

### 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>.

### 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.

### 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.



A substantial 'L' shaped dining kitchen, living area and dining area offer an abundance of living space to the ground floor, while the four bedrooms and two bathrooms offer enough versatility to accommodate both younger and older families.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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