



Plover Cottage

Main Street | Addingham | LS29 0PD

Asking price £399,950



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Ilkley | LS29 0PD

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For sale with no onward chain - A charming three double bedroomed, two bathroom mid-terrace home bursting with character and conveniently located at the heart of Addingham village.

With accommodation arranged over three floors and including a useful basement, this beautifully appointed home features an excellent low-maintenance South facing garden.

- Three Double Bedrooms & Two Bathrooms
- South Facing Garden
- Abundance of Character Throughout
- Central Village Location

With gas central heating, the accommodation comprises:

Ground Floor

Sitting Room

16'3 x 11'11 (4.95m x 3.63m)

With high quality LVT flooring, the cosy and inviting sitting room features a gas fire with stone surround and hearth, exposed beams and a window to the front elevation.



It's rare for a property on Main Street to include such a generous South facing garden.



Breakfast Kitchen

12'10 x 11'11 (3.91m x 3.63m)

Comprising a good range of base and wall units with coordinating work surfaces. Integrated appliances include an oven, four ring gas hob with hood over, fridge/freezer and a dishwasher. The kitchen also includes exposed beams, a Southerly aspect and a stable door leading to the rear garden.

Basement

Utility

15'5 x 11'1 (4.70m x 3.38m)

Currently utilised as a utility room, the basement features a barrelled ceiling, base units with worktop, sink and a useful recessed storage area.

First Floor

Bedroom

16'3 x 11'11 (4.95m x 3.63m)

A generous double bedroom with exposed beams and a window to the front elevation.

Bathroom

Beautifully appointed and including a stand-alone bath, walk-in rainfall shower, hand wash basin within vanity unit, w.c, heated towel rail, LED backlit mirror and two windows to the rear elevation.

Landing/Study Area

7'0 x 6'5 (2.13m x 1.96m)

With stairs leading to the second floor, this useful space is large enough to accommodate a desk.

Second Floor

Bedroom

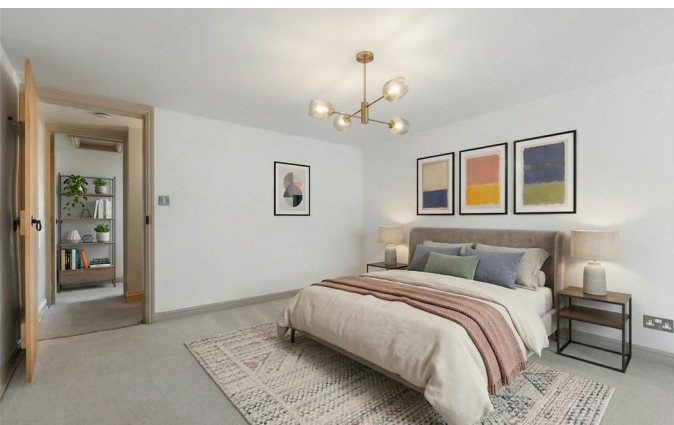
11'11 x 11'11 (3.63m x 3.63m)

A second ample double bedroom.

En Suite

Including a walk-in shower, hand wash basin within vanity unit, w.c and a heated towel rail.





Bedroom

13'2 x 11'11 (4.01m x 3.63m)

A further double bedroom, enjoying a Southerly aspect and an outlook over the rear garden.

Outside

Garden

A standout feature is the generous, low-maintenance South facing garden. Arranged over three tiers, the paved rear garden provides the perfect space for outdoor entertaining.

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>

Offer Acceptance & AML Regulations

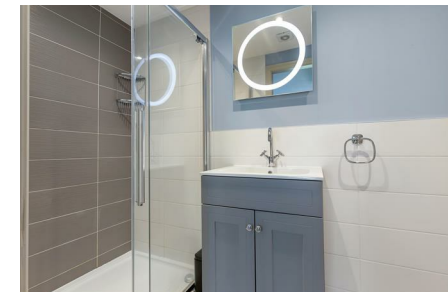
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

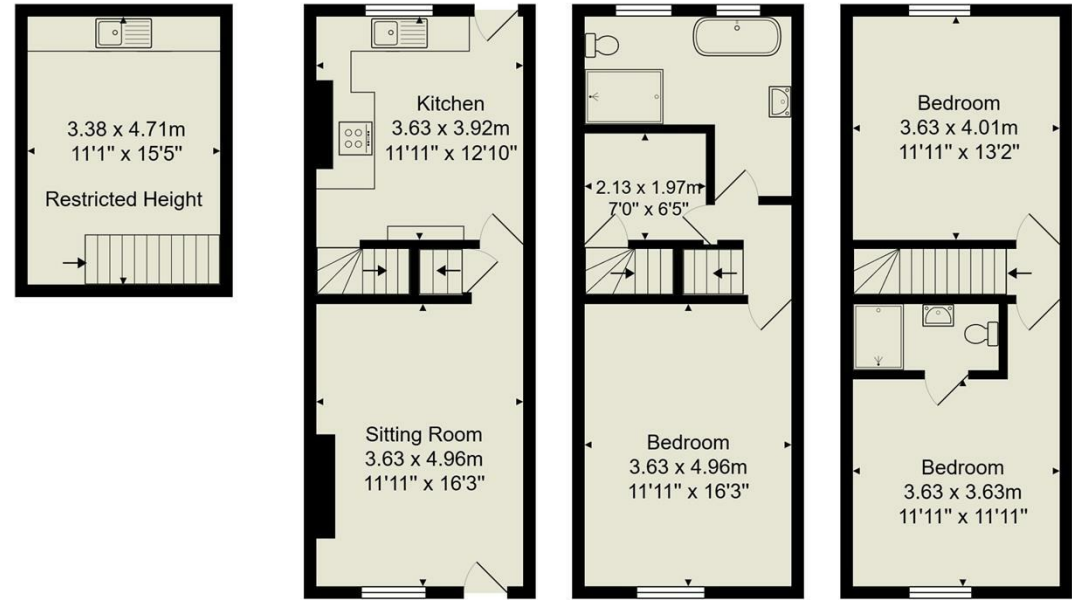
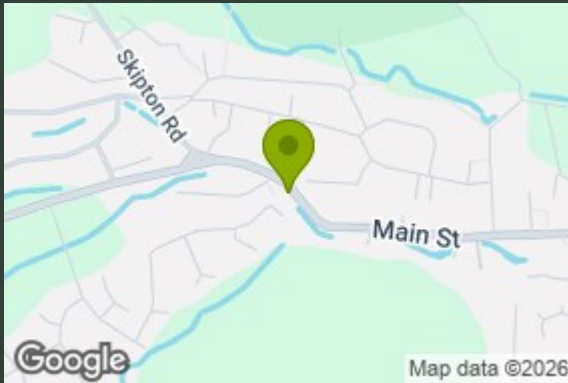
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



Highly appointed throughout, 27 Main Street offers modern accommodation while retaining much of the property's original character.





Total Area: 124.8 m² ... 1344 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			
(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	

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