



Stamp Hill Close | Addingham | LS29 0TQ

Asking price £312,500

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9 Stamp Hill Close | Addingham

| LS29 0TQ

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A beautifully presented two double bed roomed home including gardens to the front and rear, garage and off-street parking nestled within a peaceful cul de sac towards the top of Addingham village.

Positioned within easy reach of the village centre and just a short drive from both Ilkley and Skipton, this attractive property has been thoughtfully modernised by the current owner and is the definition of a 'turn-key' home.

- Immaculately Presented Throughout
- Two Double Bedrooms
- Garage & Off Street Parking
- Gardens To The Front & Rear

With gas central heating and double glazing, the accommodation comprises:

### Groud Floor

#### Entrance Porch

Accessed via a composite door and including a useful recessed store cupboard that provides space for a dryer. A glazed door leads to:

#### Living Area

15'0 x 13'2 (4.57m x 4.01m)

With high quality laminate wood flooring and including a gas fire with stone surround and hearth plus an understairs store cupboard. An opening leads to:





This inviting home benefits from a recently fitted, thoughtfully designed shower room.



## Dining Area

10'2 x 7'3 (3.10m x 2.21m)

Adjoining both the living area and kitchen, enjoying an outlook over the rear garden.

## Kitchen

10'6 x 7'3 (3.20m x 2.21m)

Well appointed and comprising a good range of base and wall units with coordinating work surfaces.

Appliances include an oven, four ring induction hob with hood over, integrated dishwasher and an integrated washing machine. A door gives access to the rear garden.

## First Floor

### Landing

With a hatch to the loft.

### Bedroom

12'2 x 11'3 (plus recessed dressing area) (3.71m x 3.43m (plus recessed dressing area))

A sizeable double bedroom including space for a dressing area, linen cupboard housing the boiler and two windows to the front elevation that provide an outlook towards open fields.

### Bedroom

11'3 x 8'1 (3.43m x 2.46m)

A second double bedroom with a window to the rear elevation.

### Shower Room

6'8 x 6'6 (2.03m x 1.98m)

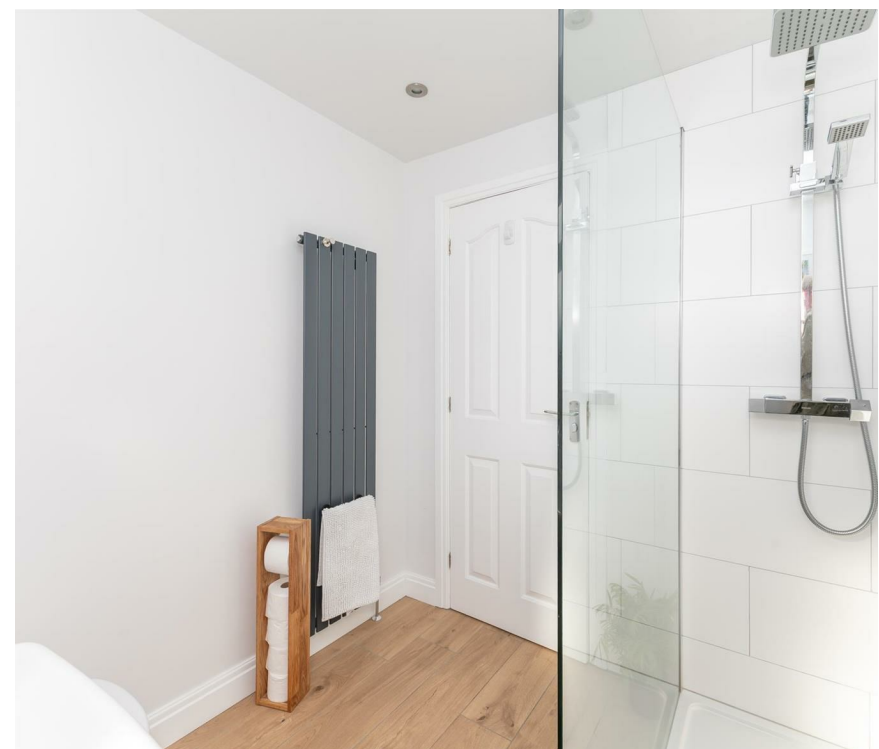
Beautifully presented and comprising a walk-in rainfall shower, hand wash basin and w.c.

## Outside

### Garage

19'4 x 9'2 (5.89m x 2.79m)

Accessed via an up and over door and including light, power and water.





### Driveway

A tarmacadam driveway provides off-street parking for a car.

### Front Garden

An easily maintained, gravelled front garden that includes an abundance of mature shrubs.

### Rear Garden

A standout feature is the creatively redesigned garden that features paved and gravelled sections along with an artificial lawn surrounded by well-stocked raised beds.

### 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

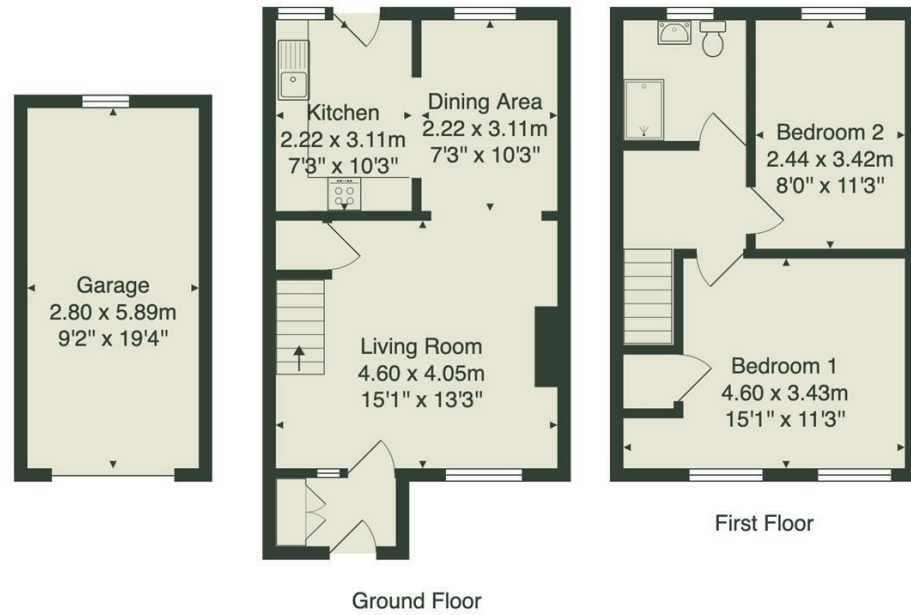
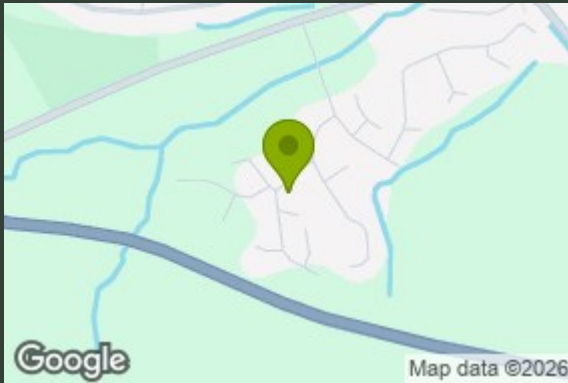
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Located a few steps from the property is a sizeable garage and driveway providing off-street parking.







Total Area: 69.8 m<sup>2</sup> ... 752 ft<sup>2</sup> (excluding garage)

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	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/>