



St. Peters Court | LS29 0RL

Asking price £599,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

23 St. Peters Court |  
Addingham | LS29 0RL  
Asking price £599,000

The definition of a 'turn key' home, this immaculately presented four bedroomeed, two bathroom detached property stands within a generous plot that features a South West facing garden, off-street parking for several vehicles and a sizeable garage.

Standing at the top of a peaceful cul de sac, this ideal family home enjoys a beautiful outlook across Addingham and towards Beamsley Beacon. The ground floor features an abundance of living space with three reception rooms plus an inviting reception hall and cloakroom. A particularly useful feature is the fully boarded loft which includes radiators and two velux windows, therefore creating an excellent home working space.

- Three Reception Rooms
- Sizeable Garage
- Cul De Sac Position
- Off-Street Parking For Four Cars
- Beautiful Private Rear Garden
- Beautifully Appointed Throughout

With gas central heating, the accommodation comprises:

## Ground Floor

### Reception Hall

16'0 x 5'10 (4.88m x 1.78m)

An inviting reception hall including a recessed cloaks cupboard plus an understairs store cupboard.



Occupying a particularly good plot, the property features off-street parking for up to four cars as well as a beautiful, private rear garden.



## Sitting Room

13'5 x 12'7 (4.09m x 3.84m)

Featuring a wood burning stove on stone hearth plus a bowed window offering a far reaching view.

## Living/Dining Room

12'0 x 11'0 (3.66m x 3.35m)

With a high quality wood floor and a bowed window. This room connects to both the reception hall and the dining kitchen.

## Dining Kitchen

30'9 x 8'10 (9.37m x 2.69m)

A very well-appointed dining kitchen comprises a good range of base and wall units with coordinating work surfaces and concealed lighting. Integrated appliances include an oven, microwave, four ring ceramic hob with hood over, dishwasher and a fridge/freezer. There is ample space for a dining table and chairs plus space to create an additional living area. French doors lead out to the rear garden.

## Inner Hall

Connecting the front and rear of the property as well as providing internal access to the garage.

## Cloakroom

7'1 x 3'7 (2.16m x 1.09m)

With a hand wash basin plus w.c.

## First Floor

### Principal Bedroom

15'1 x 10'11 (4.60m x 3.33m)

A spacious double bedroom enjoying a lovely dual aspect that offers a stunning outlook over the village. Also includes a walk-in wardrobe with hanging rails, shelving and a radiator.



## En Suite

9'0 x 5'9 (2.74m x 1.75m)

With underfloor heating and comprising a walk-in shower with glass screen, hand wash basin within vanity unit, two heated towel rails and a w.c.

## Bedroom

11'8 x 10'9 (plus entry recess) (3.56m x 3.28m (plus entry recess))

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

## Bedroom

10'9 (plus entry recess) x 10'4 (3.28m (plus entry recess) x 3.15m)

A further double bedroom, featuring a recessed wardrobe, recessed store cupboard and an outlook over the rear garden plus fields beyond.

## Bedroom

8'8 x 7'9 (2.64m x 2.36m)

With a fitted store cupboard and again benefitting from a beautiful view across the village.

## Bathroom

7'4 x 6'0 (2.24m x 1.83m)

Smartly presented and including a bath with shower over plus glass screen, hand wash basin within vanity unit, heated towel rail and a w.c.

## Landing

With a loft hatch leading to:



## Loft Room

Accessed via a drop-down ladder, the loft is fully boarded and carpeted with two velux windows, creating a useful home office space. A door leads through to a useful boarded storage area.

## Outside

### Driveway

A tarmacadam driveway provides ample off-street parking for four vehicles.

### Garage

17'4 x 12'8 (5.28m x 3.86m)

Accessed either internally via the inner hall, via an electric roller door to the front or a single door to the rear. The garage includes light, power and water with a Belfast sink plus space for additional appliances.

### Garden

A standout feature of this superb home is the South West facing garden, which includes a decked seating area as well as a lower seating area. Both of which overlook a beautifully maintained lawned area that features mature shrubs and flower beds, bordered by a dry stone wall.



## **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.



Nestled at the top of a cul de sac, 23 St Peters Court manages to feel peaceful and secluded while still being within walking distance of the village centre.



Ground Floor:

- Living Kitchen: 9.38 x 2.68m (30'9" x 8'10")
- Garage: 3.86 x 5.28m (12'8" x 17'4")
- Living / Dining Room: 3.36 x 3.66m (11'0" x 12'0")
- Sitting Room: 3.84 x 4.10m (12'7" x 13'5")
- Stairs leading to First Floor

First Floor:

- Bedroom: 3.27 x 3.14m (10'9" x 10'4")
- Bedroom: 3.32 x 4.59m (10'11" x 15'1")
- Bedroom: 2.35 x 2.44m (7'9" x 8'0")
- Bedroom: 3.27 x 3.57m (10'9" x 11'8")
- Bathrooms: 1.88 x 1.60m (6'2" x 5'3") and 1.88 x 1.40m (6'2" x 4'7")

Total Area: 145.8 m<sup>2</sup> ... 1570 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 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(35-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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