



# Birch House

Park Crescent | | LS29 0LX

Asking price £625,000

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



# Birch House

14 Park Crescent |

Addingham | LS29 0LX

Asking price £625,000

A charming and deceptively spacious four/five bedroomed, two bathroom home enjoying delightful views towards Addingham Moorside and Beamsley Beacon, with a driveway, garage and mature gardens to three sides.

Nestled within a peaceful and highly sought after area just a brief stroll from the village centre, this inviting townhouse offers highly versatile accommodation arranged over three floors.

- Five Bedrooms
- Two Bathrooms
- Gardens To Three Sides
- Garage & Off-Street Parking
- Located At The Heart of The Village
- Beautiful Outlook

With gas central heating, the accommodation comprises:

## Ground Floor

### Entrance Hall

9'5 x 5'11 (2.87m x 1.80m)

An inviting entrance hall with a laminate wood floor.

### Cloakroom

Including a hand wash basin and w.c.





A driveway and garage provide ample off-street parking.



## Dining Kitchen

17'4 x 8'10 (5.28m x 2.69m)

Comprising a good range of base and wall units with coordinating granite work surfaces and splashback. Integrated appliances include an oven and grill, four ring induction hob with hood over. dishwasher and a fridge/freezer. Windows to two sides and a glazed door leading out to the garden.

## Utility Room

Including wall units with granite worktop, ample storage space, plumbing for a washing machine and space for a dryer.

## Sitting/Dining Room

19'8 (max) x 17'4 (max) (5.99m (max) x 5.28m (max))

A generous L shaped reception room with laminate wood flooring and French doors to the South facing garden.

## First Floor

### Landing

With windows to two sides.

### Living Room

17'5 x 11'1 (5.31m x 3.38m)

A cosy living room enjoying a beautiful outlook across open fields and the cricket pitch, towards the Moorside. Exposed beam and oak flooring.

### Bedroom

15'1 x 8'8 (4.60m x 2.64m)

An ample double bedroom featuring laminate wood flooring, fitted store cupboard, book shelves and a Southerly aspect.

### Bedroom

10'6 x 8'11 (3.20m x 2.72m)

A double bedroom enjoying a lovely Westerly aspect.







## Bedroom/Study

8'10 x 6'6 (2.69m x 1.98m)

With laminate wood flooring and a view of Beamsley Beacon.

## Bathroom

8'3 x 5'6 (2.51m x 1.68m)

Smartly presented and comprising a bath with shower over plus folding glass screen, hand wash basin, w.c, heated towel rail and a recessed linen cupboard.

## Second Floor

### Principal Bedroom

14'2 x 11'6 (4.32m x 3.51m)

A sizeable double bedroom including fitted wardrobes. The room benefits from plenty of natural light via a velux window, a window looking onto Main Street and a further circular window looking towards Addingham Moorside. The entrance to the bedroom features additional recessed store cupboards.

### En Suite

7'2 x 5'5 (2.18m x 1.65m)

Including a walk-in shower with sliding glass screen, hand wash basin, w.c, heated towel rail and a velux window.

### Bedroom

15'5 x 8'10 (4.70m x 2.69m)

A further double bedroom featuring an extensive range of recessed wardrobes plus windows to two sides, one of which is circular and looks towards Beamsley Beacon.

### Outside





## Garage

20'1 x 8'11 (6.12m x 2.72m)

Accessed either externally via an electric roller door or internally via the sitting/dining room. Including base units with a worktop and sink.

## Gardens

A beautiful garden wraps round three sides of the property. The South West facing area is gravelled with low dry stone walls, rockeries, an abundance of flower beds, shrubs and mature trees. The North West facing part of the garden is paved and enclosed by flower beds, mature shrubs and hedging.

## Driveway

A tarmacadam driveway provides 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>

**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







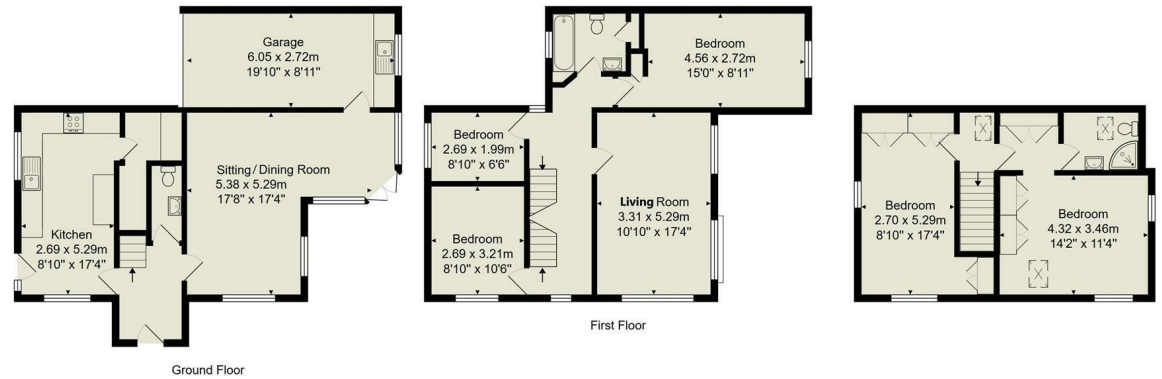
price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



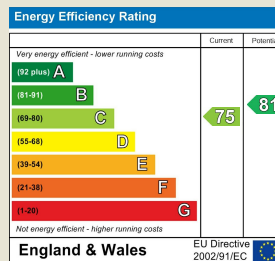
Arranged over three floors, this deceptively large home provides highly versatile accommodation.







Total Area: 159.1 m<sup>2</sup> ... 1713 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141  
 ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>