

# Harrison Robinson

Estate Agents



**9 Stockinger Lane, Addingham, LS29 0ND**

**£625,000**

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## £625,000



### GROUND FLOOR

#### Entrance Hall

A half-glazed timber door opens into a welcoming hallway with practical matting and with room for an item of furniture. Double-glazed window to front elevation. A timber door with attractive glass panels opens into the cloakroom and a further half-glazed door gives access to the lounge.

#### Lounge

19'0" x 17'0" (5.8 x 5.2)

A charming sitting room of great proportions with a stone fireplace housing a multifuel stove creating a lovely focal point. A double glazed bow window to the front elevation with radiator beneath allows the natural light to flood in. Carpeted flooring, coving and useful recessed cloakroom/cupboard. Step up to a spacious area providing a further seating area or an ideal spot for a home office, with under stairs cupboard and return staircase with beautiful oak balustrade leading up to the first floor. Radiator.

#### Breakfast Kitchen

13'1" x 12'9" (4.0 x 3.9)

A half-glazed door opens into a spacious breakfast kitchen fitted with an extensive range of bespoke, cream base and wall units with pewter handles, concealed lighting and complementary wood effect work surfaces and stone tiled splashbacks. High quality integral appliances include a Bosch dishwasher, fridge and Range Master, five ring gas hob with double oven and extractor hood. A one and a half bowl inset sink with mixer tap and filtered cold water tap sits beneath a double glazed window to the front elevation. Pull out larder style cupboard, large, illuminated, glass fronted display dresser and a cupboard housing the Vaillant boiler. A large, central island with solid work surface incorporates a breakfast bar, providing a great spot to sit and enjoy a coffee and also contains an integral microwave, further cupboards and drawer and wicker storage baskets. Decorative coving, limestone tiled flooring, downlighting. Open into:

#### Dining Room

10'9" x 10'2" (3.3 x 3.1)

A lovely room with ample space for a family dining table. Carpeted flooring, exposed painted beam, double glazed window and downlighting with dimmable controls and radiator. One can imagine many happy times here entertaining family and friends.

#### Cloakroom/WC

Fitted with a low level w/c and wall mounted, corner hand basin with chrome mixer tap. Tiled flooring. Wooden wall panelling to half height. Large wall mirror, double-glazed window to the side elevation with opaque glazing.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with solid oak balustrade leads up to the spacious first floor landing area with two windows to the rear elevation. A solid timber entrance door leads out to the rear garden and a further door leads into bedroom three/office. A grand archway gives access to two further bedrooms, the house bathroom and the garden room. Carpeted flooring, ceiling rose, radiator, coving. A hatch with ladder gives access to the useful, boarded attic with Velux, light and power.

#### Master Bedroom

16'8" x 16'4" (5.1 x 5.0)

A large double bedroom to the front of the property with double glazed, bay window with a lovely outlook over the village and benefitting from some far reaching countryside views. A recessed area has ample room for large wardrobes. Ceiling rose, coving, carpeted flooring, wall lights and two radiators, one with attractive radiator cover. Mirrored French doors with arched transom light over lead into:

#### Garden Room

17'0" x 6'10" (5.2 x 2.1)

A light and airy room with double glazed windows and patio doors allowing lots of natural light to flood in and affording a lovely aspect over the expansive, terraced patio area. Attractive, exposed stone wall, stone flooring and sills, wall mounted, electric radiator and controls for outside lighting. This is a beautiful room in which to sit and relax with a cup of tea or a glass of your favourite tipple.

#### Bedroom Two

13'1" x 12'9" (4.0 x 3.9)

A large, double bedroom to the front elevation with double glazed window and radiator beneath fitted with a recessed wardrobe and cupboard. Carpeted flooring, radiator, ceiling rose and coving.

#### Bedroom Three

9'6" x 7'6" (2.9 x 2.3)

A spacious room, featuring a corner, cast iron fireplace, ceiling rose and coving. A window into the garden room to the side elevation allows natural light to flow in. Carpeted flooring and radiator.

### Bathroom

A beautifully presented, traditional style, four piece bathroom with low level w/c, pedestal hand basin and ornate, free standing bath with telephone style shower attachment. Separate shower cubicle with thermostatic drench shower with additional shower attachment and attractive wall tiling. Traditional style, heated towel rail, downlighting, laminate flooring, double glazed window to the rear elevation with opaque glazing and fitted blind. Shaver point and extractor fan.

### OUTSIDE

#### Double Garage

19'4" x 18'0" (5.9 x 5.5)

The property benefits from a double garage with wonderful, large studio above and with roller, electric door, located directly opposite the house on Stockinger Lane. Internal doors give access to a useful storeroom and cloakroom with low level w/c and Belfast sink with tiled splashback. The garage has power and lighting and is the ideal space for storing all the family's paraphernalia or even a car. There is additional parking in front of the garage for two vehicles on the tarmac driveway.

#### Studio

20'11" x 19'4" (6.4 x 5.9)

Wow! A truly spacious room accessed via carpeted stairs with handrail from the garage. This is a fabulous, light and airy room with five Velux windows allowing lots of natural light to flood in. It would make the perfect home office, studio, annex for a dependent relative or even converted to a great Airbnb property. It benefits from telephone sockets, two long radiators, downlighting and has its own heating and electrical system. Anyone requiring some extra space, separate to their actual home will find this room extremely appealing.

#### Utility Room

16'0" x 6'6" (4.9 x 2.0)

A half glazed, timber, stable door opens into a stone built, utility room situated to the left of the front garden with plumbing and space for a washing machine, tumble drier and further appliances. Cupboards and drawers provide useful storage. Belfast sink with chrome, mixer tap, laminate work surfaces and upstands. Dusk till dawn lighting, extractor, two windows to the front elevation, tile, effect, laminate flooring and electric heater.

### Garden

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband available to the property.


Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

Tel: 01943 968 086

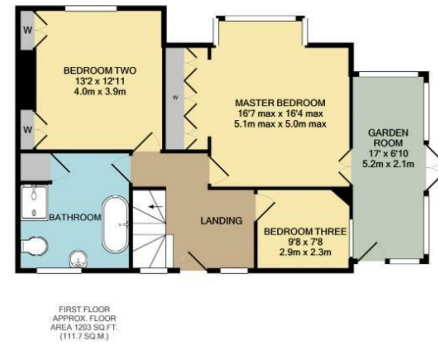
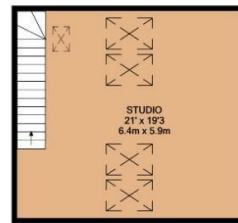
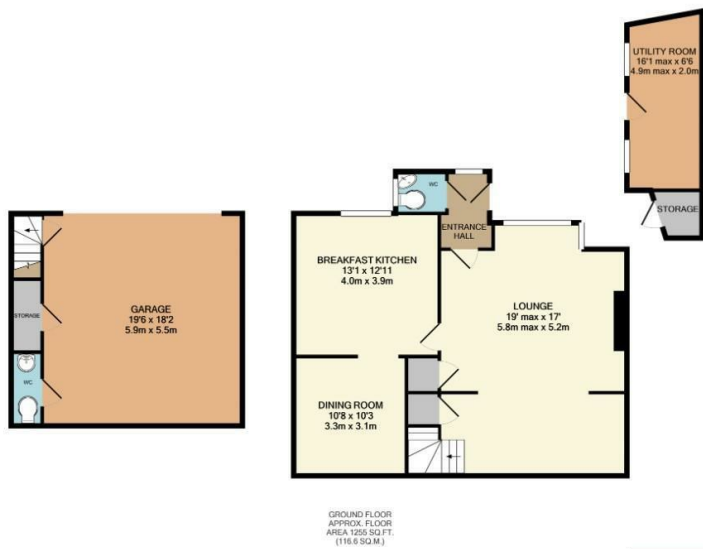


- \*\*\*\* NO ONWARD CHAIN\*\*\*\*
- Three Bedroom Character Cottage Property
- Spacious Lounge With Multifuel Stove
- Bespoke Kitchen With Adjoining Dining Room
- Generous Garden Room
- Stunning Private Terraced Garden
- Detached Double Garage With Driveway Parking For Two Cars
- Large Studio Above Garage
- Close Walking Distance to Village Amenities
- Council Tax Band F

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 	





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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2103 SQ.FT. (195.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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