

# Harrison Robinson

Estate Agents



**The Mistle, 7 The Green, School Lane, Addingham, LS29 0QA**  
**£465,000**



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## GROUND FLOOR

### Hallway

A composite door with obscure glazed pane opens into a charming entrance hall. Practical carpeted flooring continued with tiled flooring, radiator, Exposed beams, downlighting. A double glazed window overlooking the charming courtyard to the front elevation allows natural light.

### Kitchen

11'8" x 10'0" (3.58 x 3.05)

A well presented, dual aspect kitchen fitted with a range of blue Shaker style cabinetry with stainless steel handles and cup handles, complementary work surfaces, including a granite worksurface, and upstands. Appliances include electric oven and grill, dishwasher, under counter fridge, under counter freezer and four ring gas hob with extractor over and stainless steel splashback. An inset sink and drainer with black mixer tap sits beneath a double glazed window enjoying a direct view across to Ilkley Moor and the iconic Cow and Calf rocks. A further double glazed window allows natural light. Exposed beams and curved walls add to the beautiful character feel of this room,. Laminate flooring, radiator.

### Dining Room

18'2" x 12'9" (5.56 x 3.89)

A beautiful presented, dual aspect, spacious dining area with continuation of the attractive tiled flooring, radiator and double glazed windows with deep, wooden window sills, one enjoying a beautiful view across to Ilkley Moor. Exposed beams, downlighting, under stairs storage cupboard. There is ample room for comfortable furniture and a large, family dining table. A carpeted, return staircase with timber balustrading leads to the first floor of the property.

### Lounge

18'2" x 11'1" (5.54 x 3.4)

A good sized, cosy sitting room with lovely gas stove set in a stone fireplace and hearth. Exposed beams and stonework add to the charming feel of this room. Newly carpeted flooring, radiator. UPVC doors with two side windows open out to the courtyard garden to the front of the property whilst a composite door with decorative, obscure glazing leads out to the rear garden.

### Cloaks / W.C.

With low level W.C. and wall mounted handbasin with chrome taps and tiled splashback. Tiled flooring, radiator, space and plumbing for a washing machine. Obscure, double glazed window.

## FIRST FLOOR

### Landing

A carpeted, return staircase with timber balustrading and metal handrail

leads to the first floor of the property, where doors open into two double bedrooms and the house shower room. Exposed beams, carpeted flooring, downlighting. Useful recessed cupboard.

### Bedroom One

16'0" x 11'1" (4.88 x 3.4)

A generously proportioned double bedroom with large, remote controlled Velux allowing ample natural light in addition to a low-level, double glazed window. Carpeted flooring and radiator. Characterful, exposed beams and stonework, downlighting. A range of high quality, cream, fitted wardrobes provide excellent storage.

### Bedroom Two

9'6" x 8'2" (2.92 x 2.5)

A second double bedroom with carpeted flooring, double glazed window with fabulous, countryside views and radiator. Recessed wardrobe, exposed beams, downlighting. A hatch gives access to the roof area.

### Shower Room

A well presented shower room with low-level W.C., handbasin with chrome mixer tap set in high gloss vanity drawers with mirrored vanity cupboard over and walk-in shower with thermostatic drench shower plus additional attachment, fixed glazed screen and marble effect wall tiles. Mosaic style, vinyl flooring, obscure, double glazed window, downlighting. Exposed beams, chrome, ladder style, heated towel rail.

## OUTSIDE

### Garden

The Mistle enjoys a good amount of private outside space - to the front there is a charming, paved, courtyard garden, a real suntrap with space for a bistro set and flowering pots. To the side of the property there is a beautiful, well stocked garden area, where in summer, there is an abundance of flowering shrubs and plants. To the rear one finds a delightful, gravelled garden with ample room for furniture and pots enjoying a fantastic view of Beamsley Beacon. Fencing and stone walling maintain privacy. Two outside taps.

### Parking

Directly opposite the property there is a large, gravelled parking area behind stone walling and with mature trees. A timber shed provides storage. One can park up to five vehicles here and this belongs solely to 7 The Green.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Fibre Broadband is shown to be available to this property.

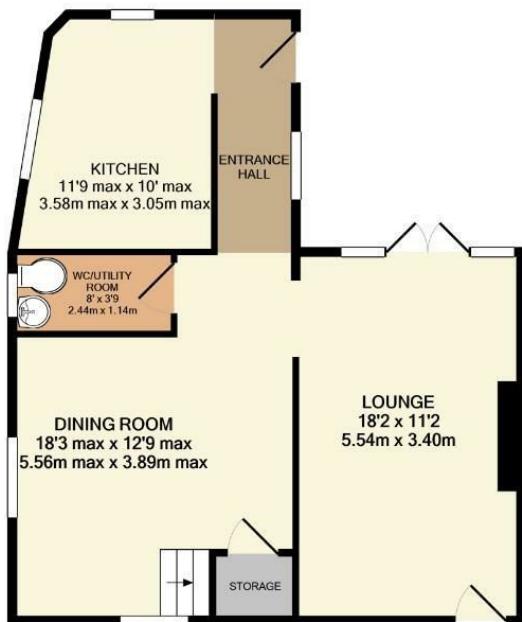
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



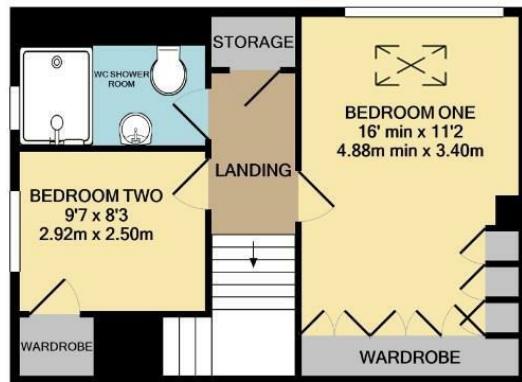
- Delightful Two Double Bedroom End Cottage With Parking
- Retaining Many Characterful Features Throughout
- Beautiful Countryside Views
- Two Spacious Reception Rooms
- Dual Aspect Kitchen With Integrated Appliances
- Lounge With Gas Stove And Doors Leading Out To Rear And Front Gardens
- Ample Private Off Road Parking
- Modern Recently Installed Shower Room
- Walking Distance To Village And Surrounding Countryside
- Council Tax Band D

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 606 SQ.FT.  
(56.3 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.5 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 by 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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