

# Harrison Robinson

Estate Agents



**9 St Peter's Court, Addingham, LS29 0RL**

**Price Guide £545,000**



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### GROUND FLOOR

#### Hall

A composite entrance door with UPVC side panel, both half-glazed with opaque, double-glazed panels, opens into a spacious hallway with space for an item of furniture or room to hang coats and store shoes. Coving, laminate flooring and large, fitted doormat. A carpeted staircase with open wooden balustrade and useful understairs storage cupboard leads to the first floor.

#### Dining Kitchen

20'11" x 9'10" (6.4 x 3.0)

A spacious dining kitchen, fitted with a comprehensive range of lovely, wooden fronted base and wall units with burnished handles and including a charming plate rack evoking a cottagey feel. Complementary, solid wooden worksurfaces with tiled splashback. Large Rangemaster oven with four ring gas hob, griddle pan and warming plate. Space for a dishwasher and a fridge/freezer and space and plumbing for a washing machine. A ceramic sink with draining board and monobloc tap sits beneath a large, UPVC, double-glazed window. A second window to the opposite side elevation enhances the bright atmosphere. A half-glazed, UPVC, door with double-glazed, opaque panel provides access to a pathway leading down the side of the property. Room for a family dining table, coving, laminate flooring, under unit lighting and radiator.

#### Lounge

20'11" x 10'9" (6.4 x 3.3)

Situated to the front of the property, this generously proportioned lounge exudes an ambiance of peace and calm. Three UPVC, double-glazed windows fitted with stylish, bespoke, Colonial style shutters allow the light to flood in and offer a pleasant aspect over the front garden and across towards the rolling countryside. An electric stove sits on a marble hearth with painted, timber fire surround, providing a lovely, focal point. Coving, carpeting, two radiators and TV point.

#### Bedroom Three

10'2" x 8'10" (3.1 x 2.7)

The first of two double bedrooms to the ground floor, ideal for anyone requiring a ground floor bedroom and yet, providing versatility as a potential second sitting room. UPVC, double-glazed window overlooking the rear garden, coving, carpeting and TV point.

#### Bedroom Four

10'2" x 8'10" (3.1 x 2.7)

A second, good-sized, double bedroom to the ground floor adjacent to the shower room with the UPVC, double-glazed window overlooking the rear garden. Carpeting and coving.

#### WC Shower Room

Fitted with a contemporary suite including a large, walk in shower with mains shower and glazed panel, a pedestal washbasin with mixer tap and a low-level w/c. A UPVC, double-glazed window with opaque glazing allows for ample natural light. Fully tiled to the shower and coordinating ceramic floor tiling. Radiator, downlighting and extractor fan. This room doubles up as a guest cloakroom.

### FIRST FLOOR

#### Landing

A great-sized, carpeted landing with room for an armchair, small sofa or even a desk. A double cupboard opens into spacious under eaves storage. A further cupboard houses the unvented hot water cylinder.

#### Bedroom One

14'1" x 12'5" (4.3 x 3.8)

A generous, double bedroom to the front elevation enjoying a lovely, far reaching, countryside view through the UPVC, double-glazed window. fitted with Colonial style shutters. Carpeting and radiator. Further generous under eaves storage.

#### Bedroom Two

14'1" x 10'9" (4.3 x 3.3)

A most generous, double bedroom, this time to the rear of the property. Lovely, far reaching, views of Beamsley Beacon through the large, UPVC, double-glazed window. Carpeting and radiator. Under eaves storage.

#### Bathroom

8'10" x 8'2" (2.7 x 2.5)

A stylish, spacious, four piece house bathroom comprising of a freestanding slipper bath with traditional style mixer taps with shower attachment, a large, walk-in shower with mains thermostatic shower and glazed screen, a pedestal washbasin with traditional style mixer taps and tiled splashback and a low-level w/c. Fully tiled in Metro tiles around the shower. Complementary tiled flooring, traditional style towel radiator, downlighting and extractor fan. A UPVC, double-glazed window with opaque glazing allows for ample natural light.

### OUTSIDE

#### Garage

17'0" x 16'0" (5.2 x 4.9)

A wide, gravelled driveway providing parking for several cars leads to a great-sized, double garage with power. The Worcester Bosch central heating boiler is housed here. A side door provides access to the rear garden.

#### Garden

The property sits well back from the roadside with a good-sized lawned garden to the front bounded by a charming dry stone wall. To the rear lies a lovely patio area with lawned garden beyond. A good-sized, timber shed provides generous storage.

#### Garden Studio

This wonderful garden studio with power, benefits from a log burning stove - a wonderful, cosy spot to sit and relax in the cooler months and enjoy the garden although fabulous all year round! This could serve a variety of purposes and is a great addition to this lovely, family home.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

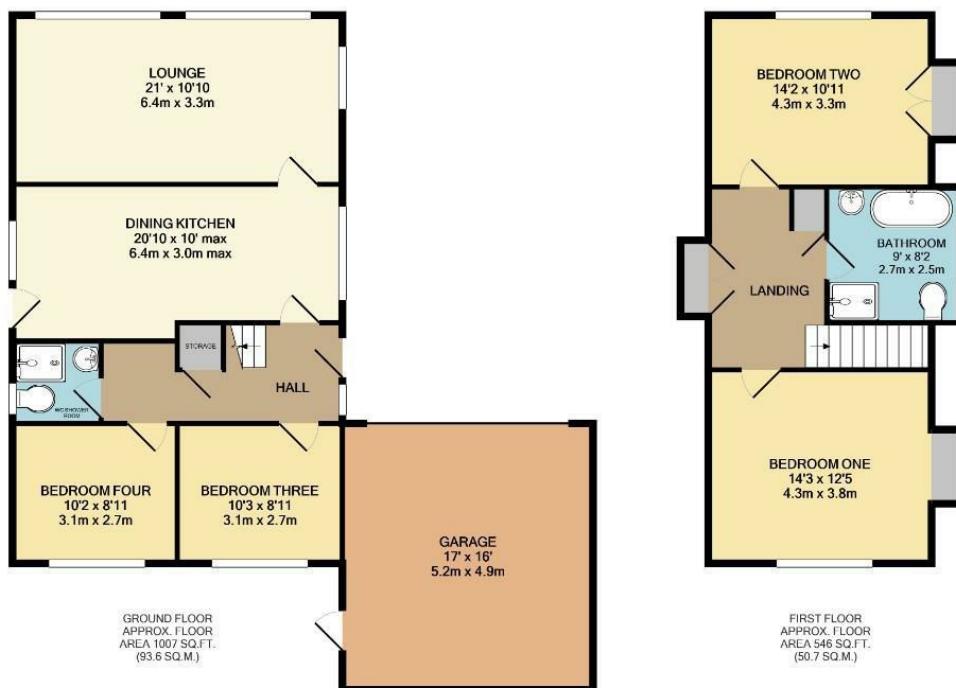
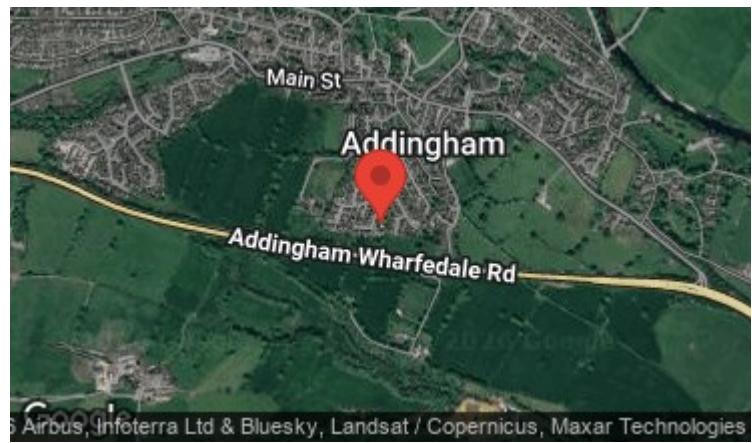
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Four Bedroom Detached House
- Two Bedrooms To The Ground Floor
- Modern Dining Kitchen
- Generous Sitting Room
- Two Modern Bathrooms
- Garden Studio With Log Burning Stove
- Double Garage And Spacious Driveway Parking
- Delightful Gardens To Front And Rear
- Walking Distance To Village Amenities And Countryside Views
- Council Tax Band E

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(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	



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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1553 SQ.FT. (144.3 SQ.M.)

Whilst every care has been taken 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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