

Harrison Robinson

Estate Agents



4 Croft House Fold, Addingham, LS29 0LS

Guide Price £525,000

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GROUND FLOOR

Entrance Hall

A smart, composite entrance door with glazed pane opens into a welcoming, small hall with fitted cupboard providing storage with radiator beneath a radiator cover and wood effect, Karndean flooring. A carpeted staircase with handrail leads to the first floor of the property and double, timber glazed doors open into the lounge.

Lounge

16'0" x 14'0" (4.88 x 4.27)

A light and airy, spacious lounge leading through to a good sized dining area, with windows to both front and rear, allowing an abundance of natural light. Carpeted flooring, radiator, there is ample room for comfortable furniture. An attractive stone fireplace and hearth housing a coal effect gas fire creates a lovely focal feature to the room. Deep understairs storage cupboard.

Dining Room

11'1" x 8'11" (3.40 x 2.74)

Open to the lounge with double glazed windows overlooking the rear garden and open fields, radiator and carpeted flooring. With ample space for a family dining table this is a lovely space. One could knock through into the adjacent kitchen to create a spacious dining kitchen across the rear of the house, if desired.

Kitchen

11'1" x 8'0" (3.40 x 2.44)

Well presented with a range of wooden base and wall units with complementary worksurfaces and attractive, stone effect tiled splashbacks. Appliances include electric oven and grill, four ring gas hob with extractor over, undercounter fridge and there is space and plumbing for a dishwasher. One and a half bowl inset sink with mixer tap beneath a double glazed window enjoying wonderful views across open countryside to the moor. A half glazed stable door leads out to the rear garden. Radiator, tile effect, Karndean flooring, ceiling lights.

FIRST FLOOR

Landing

A carpeted staircase with solid wood handrail leads to the first floor of the property where doors open into four bedrooms, the house bathroom and additional, separate W.C. There is a useful, recessed cupboard with shelving providing storage. A hatch with fitted, pull down ladder gives access to a part boarded loft area.

Master Bedroom

17'7" x 9'3" (5.36 x 2.84)

A lovely double bedroom with double glazed windows to both front and rear enjoying beautiful countryside views. Carpeted flooring, radiator. Fitted with a wide range of furniture including wardrobes, cupboards, drawers and dressing table.

Bedroom Two

14'2" x 9'1" (4.34 x 2.77)

A second, good sized double bedroom to the front of the house with carpeted

flooring, radiator and double glazed windows enjoying far reaching views of Beamsley Beacon.

Bedroom Three

12'11" x 9'1" (3.96 x 2.77)

A third double bedroom to the rear of the house with carpeted flooring, radiator and double glazed windows affording delightful, countryside views including views up to Ilkley Moor.

Bedroom Four

11'3" x 8'0" (3.45 x 2.44)

A fourth bedroom to the front of the property with carpeted flooring, radiator, double glazed windows, again enjoying delightful countryside views, and recessed cupboard with shelving providing great storage.

Bathroom

An immaculately presented, three-piece house bathroom with low-level W.C., handbasin with chrome mixer tap set in a vanity drawer and panel bath with thermostatic shower, folding glazed screen and attractive wall tiles. Wood effect vinyl flooring, recessed spotlights, extractor. Obscure, double glazed windows, tall, chrome, ladder style, heated towel rail, mirror fronted, wall mounted vanity unit.

W.C.

A handy, separate W.C. / cloakroom with wall hung handbasin with chrome mixer tap and tiled splashback and low-level W.C. Wood effect vinyl flooring, radiator, obscure double glazed window, recessed spotlights.

OUTSIDE

Garden

The property benefits from a lovely, level lawned garden to the rear with paved patio areas ideal for outdoor furniture and alfresco dining with attractive borders with mature shrubs and plants and hedging maintaining privacy. A timber summerhouse provides storage. To the front the property is well set back in the cul-de-sac with two areas of level lawn with attractive planting and an area to the side of the house, accessed via timber gates, where one could extend, if desired, and subject to planning consent.

Driveway Parking

A driveway in front of the garage provides parking for two vehicles.

Garage

17'7" x 9'3" (5.36 x 2.84)

A single garage with electric door with plumbing, power and lighting providing excellent storage. Double glazed windows to the rear, space and plumbing for a washing machine and tumble dryer, also housing the wall mounted, gas central heating boiler.

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.

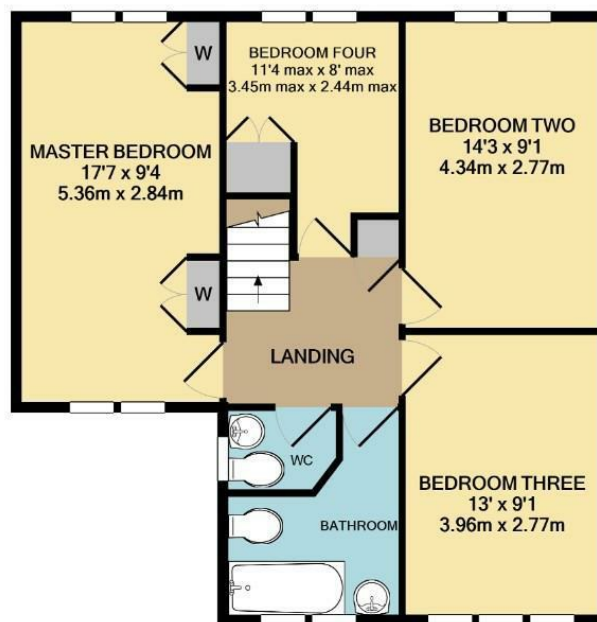


- Four Bedroom Detached House
- Very Well Presented And Maintained
- Delightful Cul de Sac Setting Close To The Centre Of The Village
- Single Garage And Driveway Parking
- Good Sized Level Lawned Garden
- Opportunity To Extend To Side Elevation (STPC)
- Lovely Countryside Views
- Walking Distance To Village Amenities
- Ideal Family Home
- Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1257 SQ.FT. (116.7 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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