

Harrison Robinson

Estate Agents



The Old Chemist, 4 Druggist Lane, Addingham, LS29 0NT
Guide Price £145,000

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GROUND FLOOR

Living Kitchen

10'9" x 8'10" (3.3m x 2.7m)

One enters into a stunning living/kitchen area fitted with a bespoke, Shaker style kitchen with soft grey wall and base units with contrasting white, Quartz worksurfaces and upstands, incorporating an inset stainless-steel sink with chrome mixer tap over. Integrated appliances include a stainless-steel oven with black, ceramic induction hob over, Quartz splashback and stainless-steel extractor, an undercounter fridge, dishwasher and washing machine. Wood effect, ceramic flooring throughout with underfloor heating. Recessed spotlights, double glazed window. Carpeted stairs with handrail lead up to the bedroom on the first floor.

FIRST FLOOR

Bedroom

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

A good sized double bedroom, accentuated by a high, vaulted ceiling with exposed beam. A Juliette balcony with French doors affords delightful aspects over the village. Carpeted flooring, radiator, charming window seat, recessed open cupboard with hanging rails. There is potentially the opportunity to create a mezzanine level, if desired. A further small area above the stairs houses the gas central heating boiler and creates some storage.

Shower Room

A most stylish, contemporary shower room, fitted with a shower cubicle with thermostatic shower and glazed door, handbasin with chrome, monobloc tap, tiled splashback and useful drawers below and low level W.C. Neutral wall and floor tiling with underfloor heating. Chrome, ladder style heated towel rail, exposed beam and downlighting.

OUTSIDE

Shared External Store

There is an external, stone built store to the right of the property shared with the neighbouring property.

Parking

There is on road parking close to the property.

UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

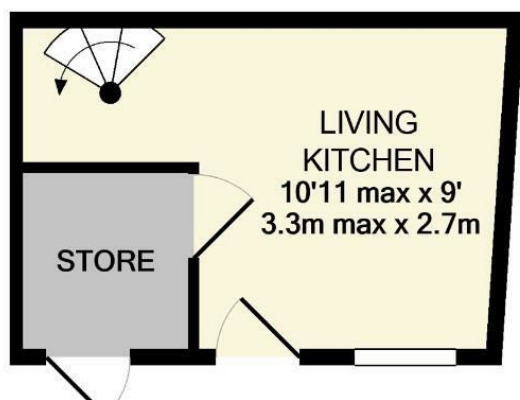
There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the [Mobile and Broadband Checker Ofcom website](#) to check Broadband speeds and mobile 'phone coverage.



- Charming One Bedroom Studio Style Cottage
- The Perfect Bolt-Hole / Airbnb
- Immaculately Presented Throughout
- Possibility To Create A Mezzanine In The Bedroom
- Shaker Style Breakfast Kitchen
- Contemporary Shower Room
- Walking Distance To Village Centre
- Close To Open Countryside
- Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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 127.8 SQ.FT.
(11.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 127.8 SQ.FT.
(11.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA 255.6 SQ.FT. (23.7 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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