Harrison Robinson

Estate Agents



148 Main Street, Addingham, LS29 0LY

Guide Price £490,000

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GROUND FLOOR

Lounge
14'5" x 13'2" (4.4m x 4.0m)
A solid timber entrance door opens into a welcoming and spacious lounge centred around a charming, dark marble fireplace housing an open fire. The room features wooden flooring and inset shelving flanking the chimney breast, ideal for books or display items. Large sash windows with secondary glazing and radiator beneath allow plenty of natural light to brighten the room, and the warm, neutral walls create a welcoming atmosphere. This room is perfect for relaxing and enjoying a quiet evening by the fire.

Dining Room
13'2" x 9'5" (4.0m x 2.9m)
This inviting dining room features a large sash window that fills the space with natural light, highlighting the original wooden floorboards. There is a beautiful fireplace with a white surround and a wooden built-in cupboard with an arched top, adding character and storage. The room comfortably accommodates a dining table and chairs, making it perfect for family meals or entertaining guests.

Kitchen
11'4" x 9'9" (3.5m x 3.0m)
A welcoming kitchen to the rear of the house fitted with a range of high-quality, bespoke cabinetry with granite worksurfaces and upstands and attractive tiling to splashbacks. A Belfast sink with mixer tap sits beneath a tall, single glazed window looking out to the rear garden. There is a range of integrated appliances including electric oven with four ring gas hob and extractor over, dishwasher, under counter fridge, under counter freezer and microwave. the original black range set in a stone surround with stone hearth is a wonderful focal feature to this room. Recessed ceiling lights, contemporary style vertical radiator, continuation of the floor tiling. A stable-style door leads out to the garden, enhancing the connection between indoor and outdoor living.

Utility Room
11'2" x 6'0" (3.4m x 1.8m)
This useful utility room with bespoke cabinetry with shelving and space and plumbing for a washing machine and tumble dryer incorporates a W.C. and Belfast sink, providing convenience on the ground floor. A window provides natural light, practical floor tiling, radiator.

LOWER GROUND FLOOR

Traditional Style Cellar
A return, stone staircase leads down from the hall to a spacious, traditional cellar area with lighting providing great storage and housing the gas central heating boiler. A window to the rear allows light.

FIRST FLOOR

Landing
A return, carpeted staircase leads to the large landing area, brightened by a large window which allows natural light to flow through the space. Walls are simply decorated in a light tone, complementing the neutral carpeting. The landing connects the three double bedrooms and four-piece house bathroom.

Bedroom One
14'5" x 13'1" (4.4m x 4.0m)
A spacious room, decorated in soft, neutral tones with a large sash window that floods the space with natural light. Carpeted flooring, radiator, an original fireplace with a black grate and hearth and white surround provides a charming focal point. Built-in storage cupboards offer practical solutions, while the overall space feels calm and inviting.

Bedroom Two
14'7" x 12'0" (4.5m x 3.7m)
A generous second bedroom featuring a large sash window that fills the space with natural light. Neutral decor, carpeted flooring, radiator. The room offers ample space for a double bed alongside additional furniture, making it a comfortable retreat. Original fireplace.

Bedroom Three
13'6" max x 11'4" max (4.1m max x 3.5m max)
A well-proportioned, double room with a window to the rear that brings in plenty of daylight. The neutral carpet and light-coloured walls provide a versatile backdrop for any furnishing style. Open cupboards with hanging rails provide ample storage.

Bathroom
This four-piece bathroom combines classic elegance with practical features. It includes a free-standing clawfoot bath positioned beneath a window, a separate, corner shower cubicle with glass doors and neutral wall tiling and a pedestal handbasin with a traditional design. Complementary floor tiles, recessed ceiling lights, extractor. Tall, ladder style heated towel rail, window to rear.

OUTSIDE

Gardens
To the front the property is set back from the road with a neat garden bordered by trimmed box hedges and a wrought iron fence. The entrance door is flanked by two sash windows, presenting a traditional and well-maintained appearance. The rear garden features a charming, low maintenance courtyard paved with natural stone slabs. There is a raised stone terrace with wrought iron railings, perfect for a barbecue and seating area. The garden is enclosed with timber fencing and mature shrubs providing privacy. The space offers an inviting outdoor area for relaxing or entertaining. A stone built outhouse with timber door provides excellent storage. A timber gate opens to a covered pathway leading to the front garden. Outdoor lighting, cold water tap.

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.

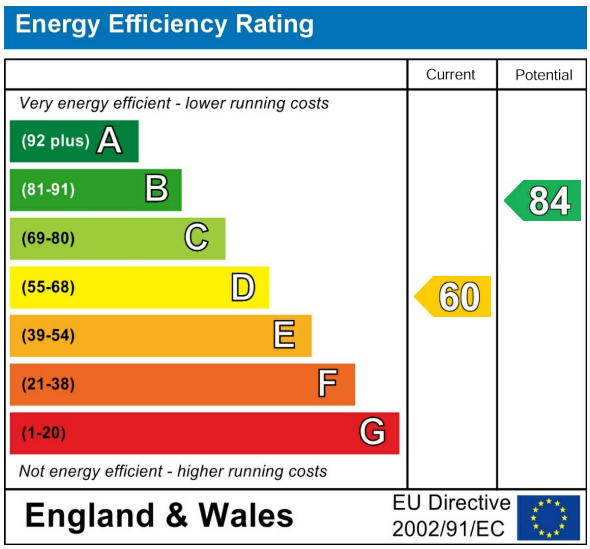






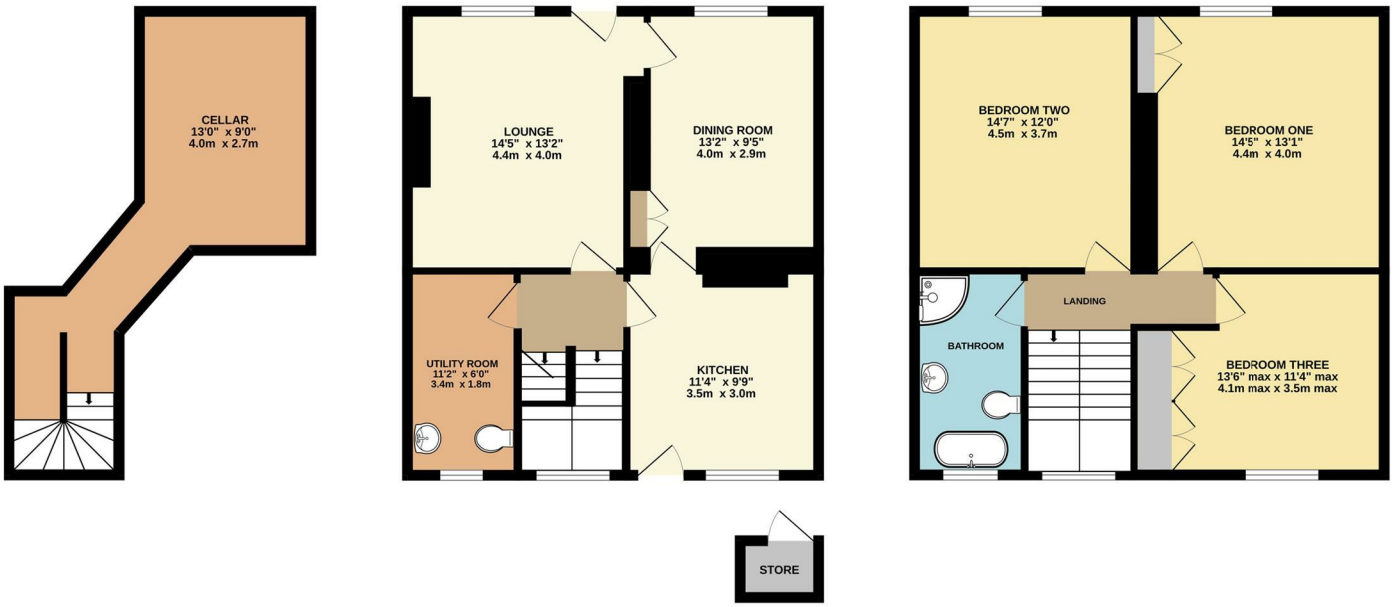


- Three Double Bedroom Terraced Cottage
- Charming Original Features Throughout
- Bespoke High Quality Kitchen
- Two Reception Rooms
- Utility Room / W.C. With Bespoke Cabinetry
- Good Sized Paved Rear Garden
- Low Maintenance Front Garden
- Central Village Location
- Walking Distance To Village Amenities, Schools And Good Access To Local Towns
- Council Tax Band D









BASEMENT
201 sq.ft. (18.7 sq.m.) approx.

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

FIRST FLOOR
657 sq.ft. (61.0 sq.m.) approx.

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TOTAL FLOOR AREA : 1430 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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