Harrison Robinson

Estate Agents



12 Mill Fold, Addingham, LS29 0SY

£535,000

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GROUND FLOOR

Entrance Hallway
A covered, composite entrance door with obscure glazed panel leads into a charming reception hallway - ideal for receiving friends and family. Beautiful, Italian limestone flooring, coving, downlighting and contemporary radiator. Useful under stairs cloaks cupboard and a carpeted staircase with open spindle balustrade leads to the first floor. An oak doorway with glazed panel allows light through from the living dining kitchen. A further oak door leads to:

Cloakroom
A most stylish cloakroom comprising of a low level w/c and vanity wash hand basin with black monobloc tap. Window with obscure glazing to the front elevation. Continuation of the Italian limestone flooring and contemporary radiator.

Living Dining Kitchen
19'6" x 17'3" (5.96 x 5.28)
The true heart of this wonderful home, fitted with a bespoke LochAnna kitchen comprising beautiful wall and base units in two tones complemented by quartz work surfaces and upstands over and stunning coordinating stone splash back tiling. Integrated appliances include an electric oven, a microwave/electric oven with warming drawer, an induction hob with built in extractor, a full size fridge, an under counter freezer and an integrated bin store. Inset composite sink with instant hot water tap. A large island incorporates a breakfast bar with seating - a great spot to sit and enjoy a morning coffee or a glass of wine. There is ample space for a family size dining table or a smaller table and a sofa. Centrepiece pendant lighting, downlighting and under unit lighting. Natural stone tiled flooring. Vertical, contemporary radiator. Bi-fold doors open onto the fabulous, decked, west facing garden, creating a wonderful inside/outside ambiance and perfectly suited to al fresco dining and entertaining. A secret door opens into:

Integral Garage / Utility
20'0" x 10'0" (6.10 x 3.05)
A great space for storing all the family paraphernalia such as bicycles. Up and over garage door, light, power and tap. The Worcester Bosch central heating boiler, only two years old and regularly serviced, is sited here,
Part of the garage has been utilised to create a contemporary utility area, just behind the kitchen, fitted with an attractive range of contemporary wall and base units with marble effect work surface and splashback over. Washing machine and tumble drier. Sensor lighting.

FIRST FLOOR

Landing
Stairs from the ground floor lead to a bright and spacious, carpeted landing. Coving and cupboard housing hot water cylinder and pressurised water system. Radiator with cover.

Lounge
17'2" x 12'2" (5.24 x 3.73)
A beautifully appointed, bright and spacious sitting room, courtesy of triple windows with electric fitted blinds that afford delightful aspects over the fields and countryside beyond. Coving, carpeted flooring. radiator, TV point and stylish, fitted media unit.

Bedroom Two
13'3" x 10'4" (4.04 x 3.15)
Ideal as a guest room, or a teenager's dream, boasting double windows with fitted blinds to the front elevation, this spacious, double bedroom with coving, carpeted flooring and two radiators opens into a stunning:

En Suite Shower Room
A most elegant, spacious en-suite shower room that exudes a feeling of peace and calm, fitted with a large walk-in shower enclosure with glass door, side panel and thermostatic shower. Traditional style, low level w/c and an oval wash basin with mixer tap stands on a charming, painted, vanity unit with cupboards, drawers and 'perfect fit' wall mirror above. Stylish, large, white tiling to the walls and flooring. Ladder style, chrome towel rail, shaver point and extractor fan.

Bedroom Four / Study
8'7" x 6'7" (2.62 x 2.01)
Presently utilised as a study, this room would also make an ideal child's nursery if required. Coving, carpeting and radiator. A window with fitted blinds to the front elevation allows for ample natural light.

SECOND FLOOR

Landing
The staircase leads up from the first floor to the second floor carpeted landing with coving and radiator with cover. Loft hatch to fully boarded out loft with light.

Master Bedroom
17'5" x 12'4" (5.31 x 3.78)
An oasis of calm and tranquillity - a most spacious and luxurious master bedroom. Triple windows with fitted electric blinds allow the light to flood in and offer superb views over the countryside. The bedroom is separated from a dressing area by a half height divide, where one will find a bespoke range of built-in, 'Sharps' wardrobes with crystal handles and matching corner dressing table. Carpeted flooring, coving and two radiators with covers.

En Suite Shower Room
The Master Suite benefits again from a truly luxurious en-suite. Fitted with spacious, walk in shower with glass side screen fitted with a 'Hudson Reid,' thermostatic style, drench shower with separate hand shower. Low level w/c and twin vanity basins with mixer taps sitting on useful, hand painted cupboards from the 'Hampton' range. Large, fitted, wall mirror. Striking, pewter, marble effect tiling to the walls and complementary, taupe tiling to the flooring. Chrome, ladder style, towel radiator, sensor downlighting and extractor fan.

Bedroom Three
13'1" x 10'2" (4.01 x 3.10)
A further great-sized, double bedroom with window and blinds to the front elevation. Wooden flooring, coving and radiator.

House Bathroom
A fresh, contemporary, house bathroom fitted with a luxury, jet spa, deep fill bath with modern mixer tap and hand shower over - just the place to relax in after a hard day at the office. Again a great use of space with a further 'Roper Rhodes', hand painted, vanity unit housing a wash basin with mixer tap on a quartz worktop and concealed w/c cistern. Tasteful, complementary, beige tiling to the walls and flooring. Large fitted wall mirror, downlighting and extractor fan. Classic chrome radiator with towel rail. Window with obscure glazing.

OUTSIDE

Garden
The property is situated in a small, quiet cul-de-sac of similar townhouse properties. To the rear of the property is a tremendous, spacious, terraced area of composite decking that gets the sun for most of the day until sunset. Accessed through the bi-fold doors from the dining kitchen, this area is so inviting for sitting, relaxing, taking in the countryside or enjoying al fresco entertaining with friends and family. Privacy is maintained by smart fencing and a laurel hedge. Ample room for outdoor furniture and colourful pots. Furthermore the property shares the use of a meadow next to the development - ideal for an evening stroll in the sun. Addingham village is only a few minutes' drive or a pleasant, short walk away along a leafy lane.

Driveway Parking
To the front of the property is a block paved driveway providing parking for two vehicles.

UTILITIES & 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.

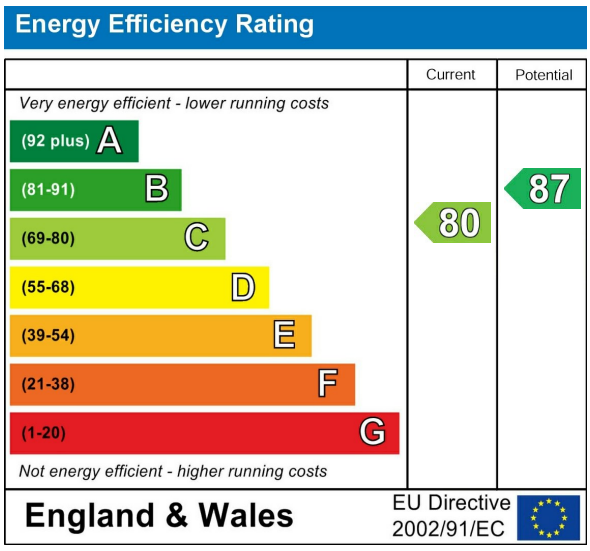






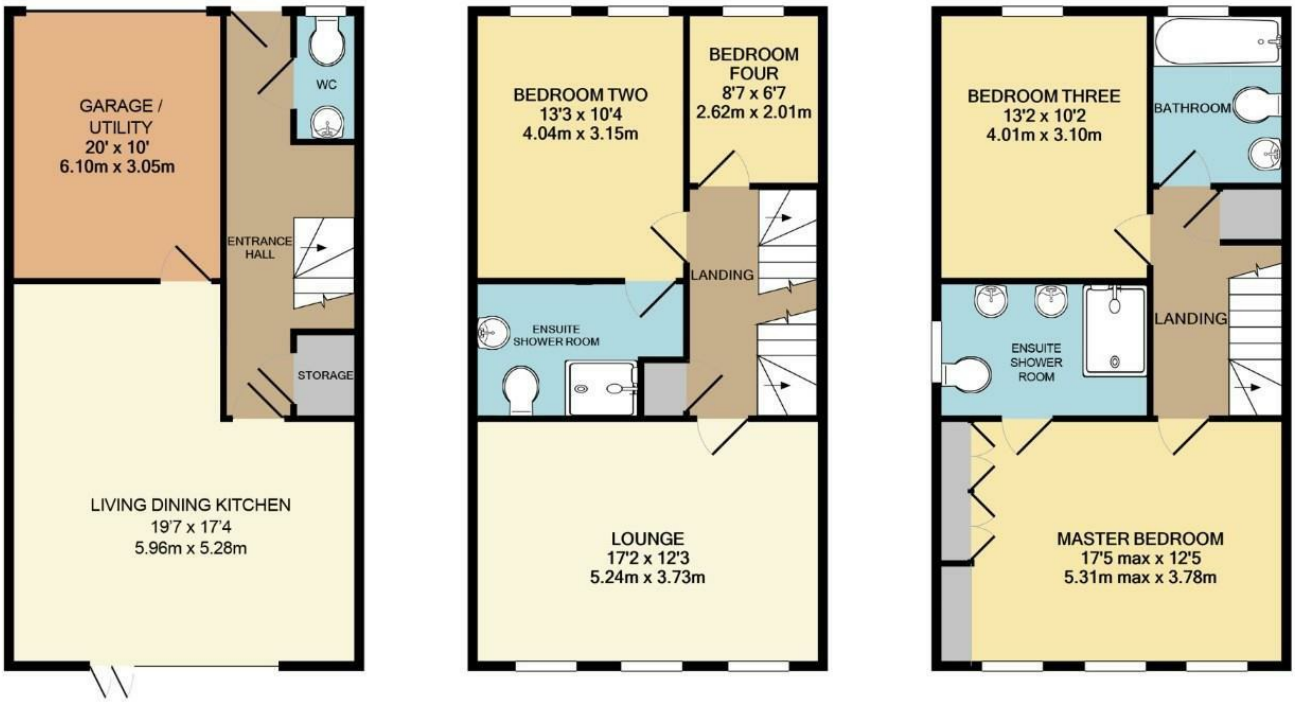


- ***No Onward Chain***
- Immaculately Presented Four Bedroom Townhouse
- Beautifully Appointed in a Fabulous Contemporary Style
- Stunning Living Dining Kitchen With Bi-Folds
- Two Luxury En Suites & Bathroom
- Spacious Sitting Room With Lovely Countryside Views
- Low-Maintenance West Facing Garden
- Garage Store and Driveway Parking For Two Cars
- Close To Village Amenities
- Council Tax Band E









GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)

SECOND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1658 SQ.FT. (154.1 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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