

Harrison Robinson

Estate Agents



5 George Street, Addingham, LS29 0PB

£349,950

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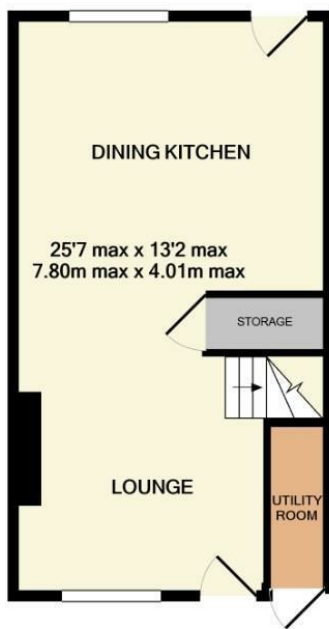


An idyllic, three, double bedroom, end terraced cottage, beautifully presented throughout with stunning kitchen and bathroom, character features, private rear garden and allocated, off street parking. Tucked away on George Street in the heart of Addingham village this is a gem of a property which will not hang around for long.

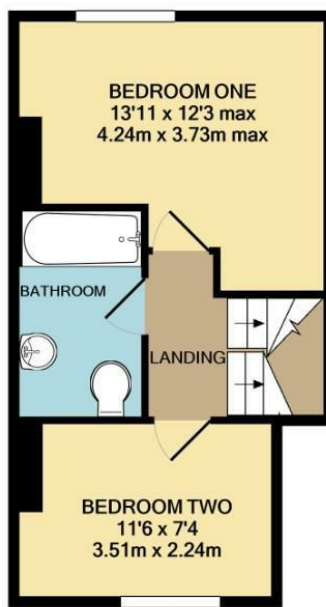
- Three Double Bedroom End Terraced Cottage
- Beautifully Presented Throughout
- Lounge Area With Attractive Gas Stove
- Charming Character Features
- New Kitchen And Bathroom
- Useful Utility Store
- Private Enclosed Rear Garden
- Allocated Parking Space
- Walking Distance To Village Amenities
- Council Tax Band B



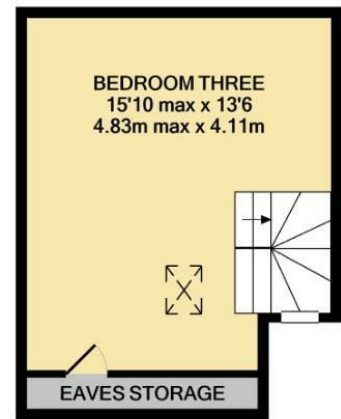




GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)



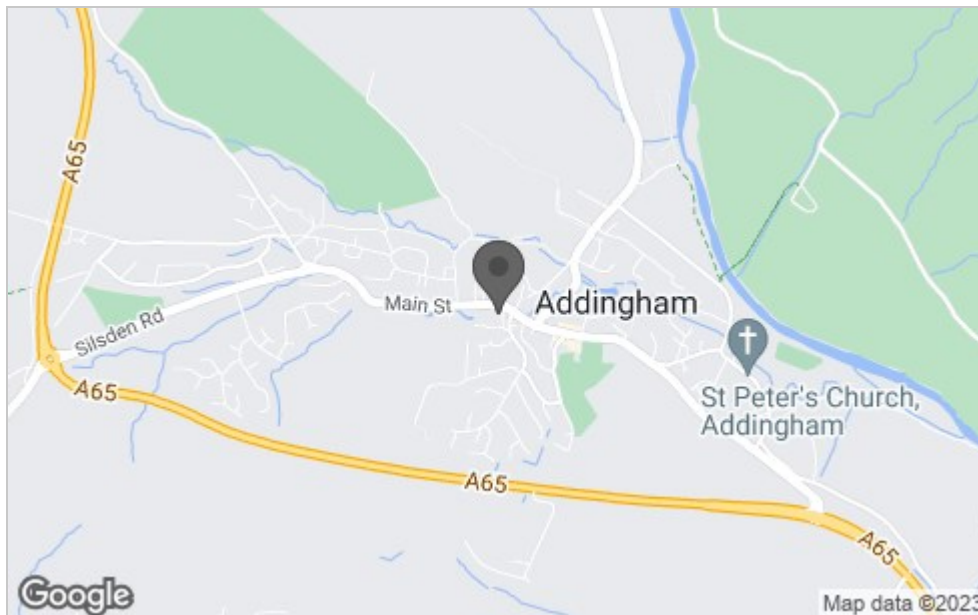
SECOND FLOOR
APPROX. FLOOR
AREA 229 SQ.FT.
(21.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 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



Viewing

Please contact our Harrison Robinson Office on 01943 968 086 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 