

# Harrison Robinson

Estate Agents



**5 Old Station Way, Addingham, LS29 0LP**

**£275,000**

 2  1  1  C





# 5 Old Station Way, Addingham, LS29 0LP

## £275,000



### GROUND FLOOR

#### Entrance Hall

A uPVC entrance door opens into a small hallway, where doors lead into the kitchen and lounge. An understairs cupboard provides excellent storage. A return, carpeted staircase leads to the first floor of the property. Wood effect vinyl flooring, radiator.

#### Kitchen

9'6" x 7'10" (2.9 x 2.4)

Fitted with a range of base and wall units with complementary worksurfaces and tiled splashbacks. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the front elevation. Appliances include electric oven and four ring electric hob with extractor over. Space and plumbing for a washing machine and tumble dryer. Parquet effect vinyl flooring, radiator.

#### Lounge

18'0" x 10'9" (5.5 x 3.3)

A comfortable lounge to the rear of the house with a large double glazed window enjoying a direct view of the beautiful Beamsley Beacon. Carpeted flooring, radiator. Ample room for comfortable furniture and dining table. An additional double glazed window to the side elevation allows further natural light.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with timber balustrading leads to the first floor landing. Doors open into two, dual aspect bedrooms, a modern, three-piece house bathroom and a deep, recessed cupboard housing the gas central heating boiler and with shelving providing storage.

#### Bedroom One

12'9" x 9'2" (3.9 x 2.8)

A good sized, dual aspect double bedroom to the rear of the property with carpeted flooring, radiator and double glazed window enjoying wonderful, far reaching views.

#### Bedroom Two

8'6" x 7'10" (2.6 x 2.4)

A second, dual aspect double bedroom with carpeted flooring, radiator and double glazed window, again enjoying fabulous views.

#### Bathroom

A well presented, three-piece house bathroom with low level w/c, handbasin set in vanity drawers with chrome mixer tap and bath with thermostatic drench shower. Neutral wall tiling, vinyl flooring, chrome, ladder style heated towel rail, downlighting, extractor. Obscure, double glazed window.

### LOWER GROUND FLOOR

#### Garage

18'4" x 18'0" (5.6 x 5.5)

The garage, with recently fitted electric door, is accessed from the rear of the property. This is a great space providing ample storage, which could also be converted to create more living space (STPC) as a neighbouring property has done.

#### Parking

There is off road parking for up to three vehicles to the rear of the house.

#### Garden

There is a garden to the front and side elevations providing a lovely spot to sit and take in the stunning countryside views. With paved and gravelled areas bound by smart fencing this is a great spot to sit and relax. Paved steps lead down to the rear of the house via a wooden gate. To the front of the property there is hedging maintaining privacy with a timber gate opening to a pathway leading to the entrance door.

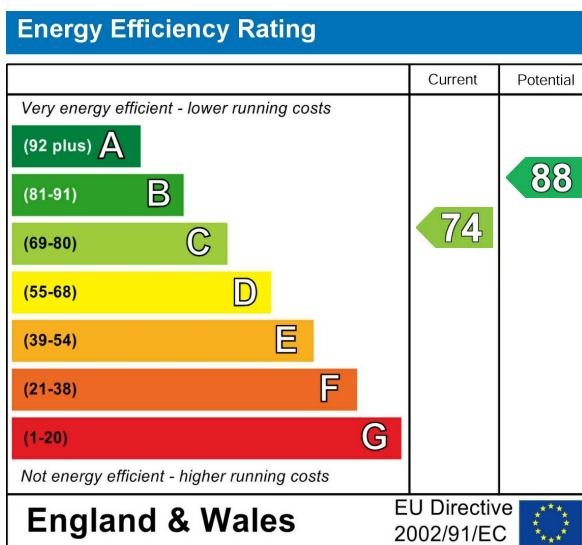
### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

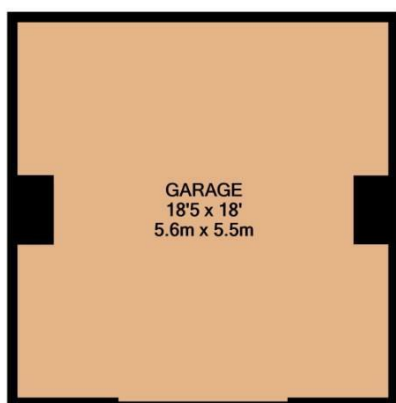
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Two Bedroom End Terraced House
- Well Presented Throughout
- Beautiful Countryside Views
- Modern Three Piece House Bathroom
- Garage With Electric Door
- Off Road Parking To Rear
- Private Garden Enjoying Lovely Views
- Convenient Village Location
- Walking Distance To Amenities
- Council Tax Band C



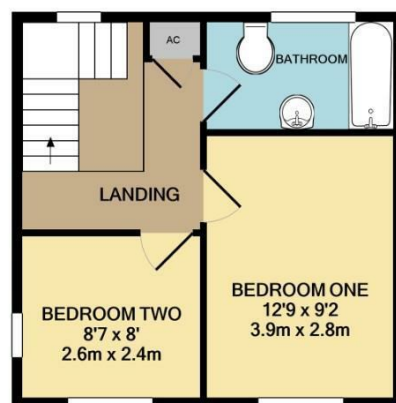




LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)

**Harrison  
Robinson**

Estate Agents

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 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.