Harrison Robinson

Estate Agents



7 Stockinger Lane, Addingham, LS29 0ND

Guide Price £242,500

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GROUND FLOOR

Lounge
15'1" x 12'9" (4.6 x 3.9)
A half glazed timber door opens into a good sized lounge with carpeted flooring, radiator and double glazed window. Wooden wall panelling, attractive, exposed stonework to one wall. Fitted cupboard to one alcove, large, original stone fireplace with stone hearth, housing a multi-fuel stove creating a charming focal point to the room.

Kitchen
14'5" x 7'6" (4.4 x 2.3)
Fitted with a range of high gloss cabinetry with stainless steel handles, complementary worksurfaces and upstands. Appliances include electric oven. five ring gas hob with stainless steel splashback and extractor over, washer dryer and space and plumbing for a fridge freezer. A stainless steel sink and drainer with chrome mixer tap sits beneath a beautiful, stained glass double glazed window to the rear. Tile effect vinyl flooring, radiator, space for a small dining table if required. There is a useful space under the stairs providing further storage.

FIRST FLOOR

Seating Area
10'5" x 9'6" (3.2 x 2.9)
A carpeted staircase with handrail and timber balustrading leads to a great open space with carpeted flooring, radiator, double glazed window and half glazed timber door leading out to the private patio area.

Attic Room
A hatch with fitted, pull down ladder gives access to a useful boarded loft area. This space would work well as a home office or snug, if desired, having a Velux and power. One could look to develop this further, subject to planning consent, to create a second bedroom, if desired.

Bedroom
15'1" x 12'9" (4.6 x 3.9)
A spacious double bedroom to the front of the property with carpeted flooring, radiator and double glazed window overlooking Stockinger Lane. Tall fitted wardrobes and drawers provide excellent storage. Original, cast-iron fireplace.

Bathroom
Well presented with low-level W.C., handbasin with chrome taps set in a long worksurface with useful vanity cupboards beneath, and large, shower cubicle with thermostatic, drench shower, cream Metro tiling to walls, glazed door and recessed spotlights. Wood effect, vinyl flooring, chrome, ladder style, heated towel rail, extractor. Cupboard housing the gas central heating boiler and providing storage. Obscure, double glazed window to rear.

OUTSIDE

Patio
The cottage enjoys a delightful, West facing, paved patio area to the rear, ideal for a bistro set and flowering pots, accessed from the first floor seating area. To the front there is a stone built log store and space for wheelie bins.

On Road Parking
There is on road parking close to the cottage.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
There is shown to be Ultrafast Fibre Broadband available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

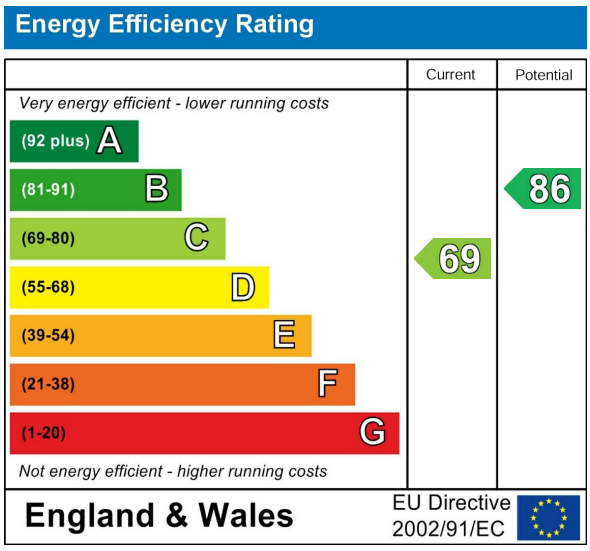






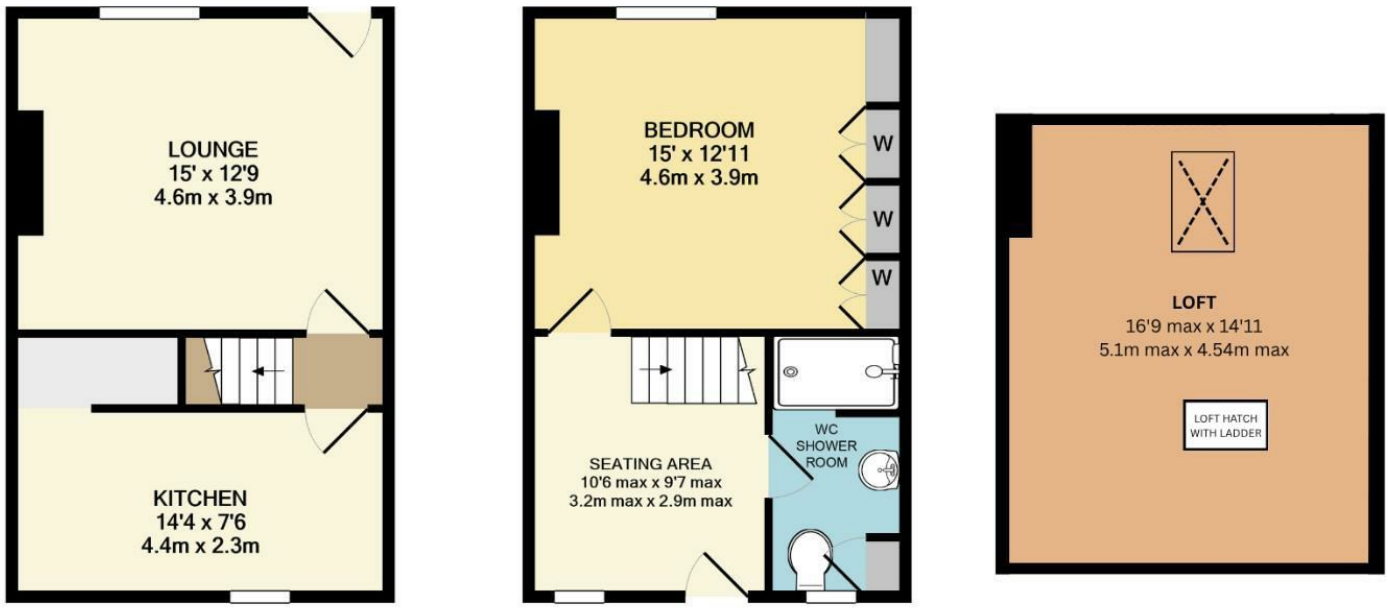


- ***No Onward Chain***
- Deceptively Spacious Cottage With Useful Attic Room
- Ideal Central Village Location
- Large Double Bedroom With Fitted Wardrobes
- Useful Boarded Attic Room With Velux Which Could Potentially Be Developed Further
- Charming Lounge With Multifuel Stove
- Character Features Such As Exposed Stonework and Fireplaces
- Flexible Additional First Floor Landing Area For Seating or Home Office
- Private West Facing Paved Area
- Council Tax Band B









GROUND FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

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TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 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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