

Harrison Robinson

Estate Agents



7 Mill Fold, Addingham, Ilkley, LS29 0SY

£450,000

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GROUND FLOOR

Entrance Hall

A paved pathway leads to a covered entrance with a smart, composite entrance door with small glazed panel opening into a good-sized, welcoming hallway. Stylish, laminate flooring in warm tones. Radiator with radiator cover. Coving and telephone point. Fitted cloaks cupboard and a carpeted staircase with wooden, painted, spindle balustrade leading to the first floor.

Breakfast Kitchen

17'4" x 12'1" (5.3 x 3.7)

A well-equipped, immaculately presented kitchen fitted with a range of modern, wooden fronted wall and base units. Integrated appliances include a stainless-steel gas hob with matching chimney hood and extractor over, a stainless-steel, double oven, a fridge, a freezer, a dishwasher and washing machine. Stainless-steel sink with monobloc tap. Tiled splashback and practical, ceramic tiled flooring in white accentuating the bright atmosphere. French doors flanked by two tall, glazed panels lead out into the charming, rear garden. Space for a dining table. A large understairs cupboard provides useful storage. Radiator, downlighting and under cabinet lighting.

Dining / Family Room

19'0" x 9'10" (5.8 x 3.0)

To the front of the property one finds a spacious, dining/family room, thoughtfully converted from an integral garage, with patio doors to the front elevation with full height windows allowing the natural light to flood in. Space for a large, family dining table. With a seating area for comfy armchairs, this would make a lovely entertaining space. It would also serve as a great playroom so you can keep an eye on the children whilst busy in the kitchen. Radiator, carpeting, downlighting and TV point.

W.C.

Fitted with a modern suite comprising of a pedestal washbasin with mixer tap and mosaic splashback tiling and a low-level w/c. Laminate flooring and a window to the front elevation with opaque glazing makes for a bright atmosphere. Radiator.

FIRST FLOOR

Landing

A good-sized, first-floor carpeted landing with cupboard housing the water cylinder. A carpeted staircase leads to the second floor.

Lounge

17'4" x 12'5" (5.3 x 3.8)

An elegant sitting room of lovely proportions benefitting from three windows to the front elevation affording a delightful view across to the moors. A polished stone fireplace with complementary granite fireback and hearth houses a gas fire. Coving, carpeted flooring and TV point.

Bedroom Two

13'5" x 10'2" (4.1 x 3.1)

A light and airy double bedroom with twin windows to the rear elevation affording a lovely, leafy outlook over the rear garden. Fitted wardrobes and carpeted flooring. Two radiators.

En Suite Shower Room

A modern en-suite shower room comprising of a walk-in shower cubicle, a pedestal washbasin and low-level w/c. Mosaic tiling and mirrored walls. Ceramic, tiled flooring. Extractor fan and radiator.

Bedroom Four / Study

8'6" x 6'6" (2.6 x 2.0)

A single bedroom with window to the rear of the property, presently used as a home office. Radiator and carpeted flooring.

SECOND FLOOR

Landing

Stairs lead up to a carpeted landing with coving and window to the side elevation. Useful, large, storage cupboard and loft hatch.

Master Bedroom

17'4" x 12'5" (5.3 x 3.8)

A lovely, principal bedroom of generous proportions with dual windows to the front elevation affording delightful, far reaching countryside views. Full width fitted wardrobes, coving, carpeted flooring and radiator.

En Suite Shower Room

A large en-suite with a walk-in shower, a pedestal washbasin and a low-level w/c. Tiled floor and partially tiled walls. Chrome, ladder, towel radiator, downlighting and large mirror. Extractor fan.

Bedroom Three

13'5" x 10'2" (4.1 x 3.1)

Yet another great-sized, double bedroom with windows to the rear elevation. Carpeting and radiator.

Bathroom

A well-appointed house bathroom with fitted vanity washbasin incorporating a good amount of storage, a concealed cistern w/c and a panelled bath with shower attachment over. Tiled floor and partially tiled walls. A window with opaque glazing to the rear elevation allows for ample natural light. Downlighting.

OUTSIDE

Gardens & Driveway

To the front of the property is a block-paved driveway allowing ample off-street parking. A pathway leads to the front entrance door. A gravelled area with some shrubs adds a touch of greenery. A gated pathway leads around the side of the property to the charming, private, rear garden, mainly laid to lawn with a paved patio and a decked area providing several lovely spots for outdoor furniture and to sit and relax enjoying the peace and tranquillity of this lovely location. Mature, planted borders provide a splash of colour. Furthermore the property shares the use of a meadow next to the development - ideal for an evening stroll in the sun.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property. Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

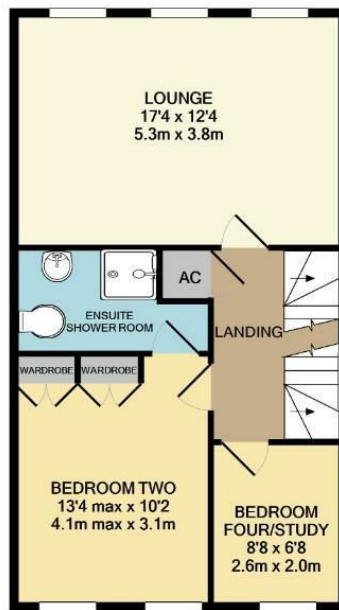


- Four Bedroom End Townhouse
- Three Double Bedrooms, Two En-Suite
- Dining Kitchen With Garden Access
- Two Reception Rooms
- Private Rear Garden & Driveway Parking
- Charming Low Mill Village Location
- Delightful Moorland Views
- Riverside & Countryside Walks On The Doorstep
- Council Tax Band E

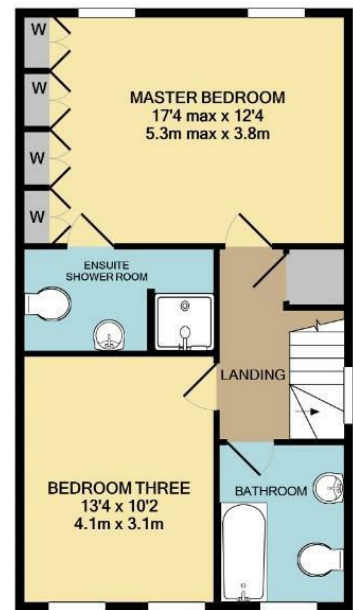
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1625 SQ.FT. (151.0 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.



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Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk