

Harrison Robinson

Estate Agents



2 St. Peter's Court, Addingham, LS29 0RL

Price Guide £520,000

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GROUND FLOOR

Reception Hall

A half-glazed UPVC entrance door opens into a light and spacious reception hall. The leaded opaque panel allows for ample natural light with an opaque, glazed side panel accentuating the bright atmosphere. Smart, laminate flooring, radiator and useful understairs storage. A further cupboard provides storage for coats and shoes.

Lounge

12'7" x 11'8" (3.84 x 3.56)

A wonderful, bright and airy lounge of excellent proportions, benefitting from a double-glazed, bay window affording delightful, far reaching, countryside views towards Beamsley Beacon. A lovely, timber fire surround with marble fireback and hearth houses a gas fire. Coving, laminate flooring, TV point and radiator.

Living Dining Kitchen

27'9" x 12'4" (8.46 x 3.78)

Beautifully presented with a range of contemporary, blue cabinetry and Quartz worksurfaces, window sills and splashbacks. Incorporating a range of integrated appliances including double, electric oven, induction hob with extractor over, dishwasher and bin store. Space for an American style fridge/freezer. An inset stainless-steel one and a half bowl sink with monobloc, gold tap sits beneath a large window with fitted blinds overlooking the south facing, rear garden. A further window, also with fitted blinds enhances the light atmosphere and French doors lead out onto the lovely enclosed garden - ideal for al fresco dining. Two vertical, contemporary radiators, TV point, downlighting and laminate flooring. Space for a family dining table and a sofa and armchair. This is a fabulous environment in which the entire family can congregate and entertain.

Utility Room

4'9" x 4'0" (1.45 x 1.22)

With space and plumbing for a washing machine and tumble dryer. Timber fronted, wall cupboards and laminate worksurface. Continuation of the laminate flooring and downlighting. Doors open into a cloakroom/W.C. and single garage.

Integral Garage

12'4" x 10'9" (3.76 x 3.30)

With electric door providing excellent storage. Wall shelving and a wall cupboard, wall mounted, Ideal, gas central heating boiler. Belfast style sink with tiled splashback.

WC

Fitted with a vanity washbasin with monobloc tap and tiled splashback and a low-level w/c. Chrome, ladder, towel radiator. Continuation of the laminate flooring, extractor fan and downlighting.

FIRST FLOOR

Landing

A carpeted staircase leads to the first floor of the property, where doors open into the house bathroom and four bedrooms, the beautiful master benefitting from an en suite shower room. A hatch with fitted, pull down ladder gives access to a part boarded loft area.

Master Bedroom

17'5" x 12'0" (5.31 x 3.66)

A delightful, double bedroom (added by the current owners) with fabulous, vaulted ceiling and double-glazed window enjoying a superb, direct view across to Beamsley Beacon. Stylish, contemporary, fitted wardrobes to one wall. Carpeted flooring, TV point, radiator and sliding door into:

En Suite

Fitted with a large, vanity washbasin with monobloc tap, a jacuzzi bath with wall-mounted mixer tap with mains shower over with glazed screen and separate hand-held shower and a low-level w/c. Porcelain tiles to the wall and floor, fitted wall mirror, extractor fan and downlighting. Stylish, gold fittings including the ladder, towel radiator. A large double-glazed window with opaque glazing allows for ample natural light.

Bedroom Two

12'5" x 11'6" (3.81 x 3.53)

A spacious, double bedroom enjoying the spectacular views of Beamsley Beacon and surrounding countryside through the large, double-glazed window, which benefits from fitted blinds. Fitted wardrobes, carpeted flooring and radiator.

Bedroom Three

12'7" x 10'5" (3.84 x 3.20)

Yet another great-sized, double bedroom, this time to the rear, south facing elevation. A large, double-glazed window with fitted blinds allows the natural light to flood in. Fitted wardrobes and shelved cupboard, carpeted flooring and radiator.

Bedroom Four

8'11" x 7'8" (2.74 x 2.34)

A single bedroom to the front of the property with carpeted flooring, radiator, TV point, shelving and double-glazed window enjoying wonderful views.

House Bathroom

A modern, four-piece house bathroom including a a shower cubicle with glazed door and mains shower with separate hand-held shower attachment, a bath with central waterfall mixer tap, a vanity washbasin with the same style tap and a concealed cistern w/c. Fully tiled to the walls with mosaic accent tiling and complementary tiled flooring. Large, double-glazed window with opaque glazing and vertical, contemporary radiator.

OUTSIDE

Garden

The property is well set back from the road having a good sized, lawned foregarden behind smart fencing, ideal for children to play safely. To the rear the current owners have created a low maintenance, level garden with artificial grass and attractive patio area, perfect for outdoor furniture to enjoy al fresco dining and entertaining. Timber gates to both sides of the property give access to the front elevation.

Driveway Parking

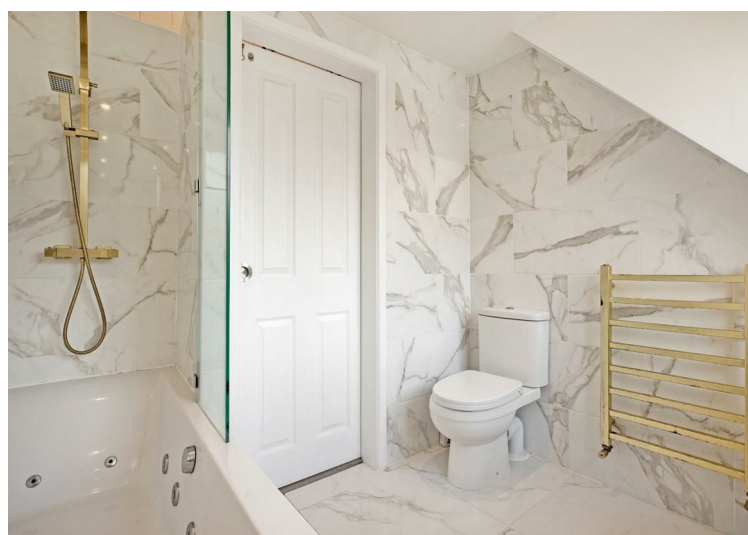
A smart, recently created block paved, gated driveway provides off road parking for three vehicles.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


There is Ultrafast Fibre Broadband shown to be available to this property.

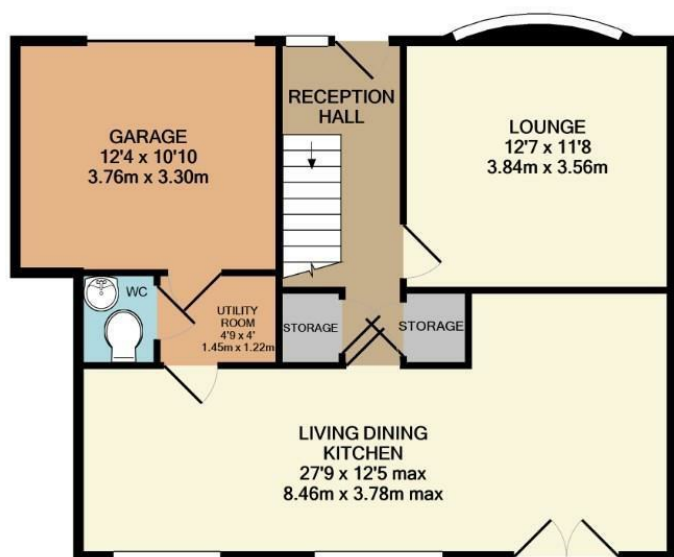
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



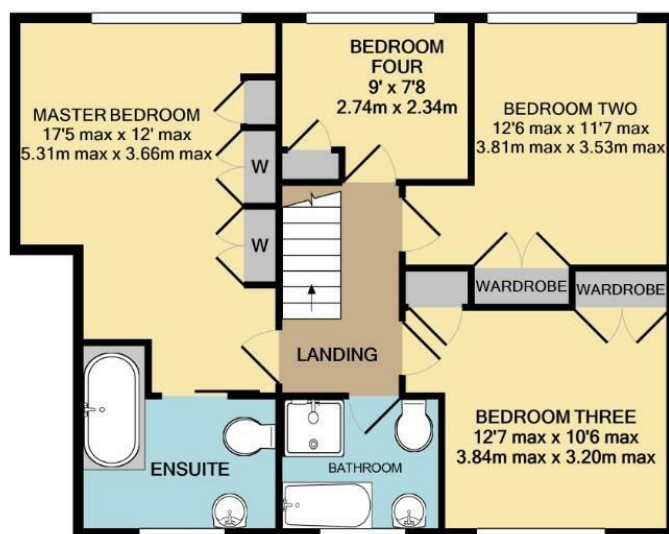
- Extended Four Bedroom Detached House
- Good Sized Corner Plot
- Very Well Presented Throughout
- Modern Dining Kitchen With Patio Doors To Rear Garden
- Master Bedroom With Vaulted Ceiling And En Suite Shower Room
- Stunning Views Across To Beamsley Beacon
- Recently Constructed Driveway Providing Ample Off Road Parking
- Delightful Gardens To Front And Rear
- Walking Distance To Village Amenities And Countryside Walks
- Council Tax Band D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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 707 SQ.FT.
(65.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 700 SQ.FT.
(65.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1407 SQ.FT. (130.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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