



11 Southfield Road, Addingham, Ilkley

An individually designed spacious, detached home with four double bedrooms, attractive rear gardens, off street parking and garage on this popular cul-de-sac in a central village location, only a short walk to the village amenities.

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11 Southfield Road, Addingham, Ilkley, West Yorkshire, LS29 0QF

Skipton 7 miles, Harrogate 19 miles, Leeds 21 miles (all distances approximate)

Guide Price: £499,950

- Detached house
- Four double bedrooms including primary with en-suite and dressing room
- Attractive gardens
- Integral garage and driveway parking
- Excellent position, only a short walk from the village centre



General remarks

Located in this popular and convenient cul-de-sac location is this generous, detached property that provides an appealing family home with excellent potential.

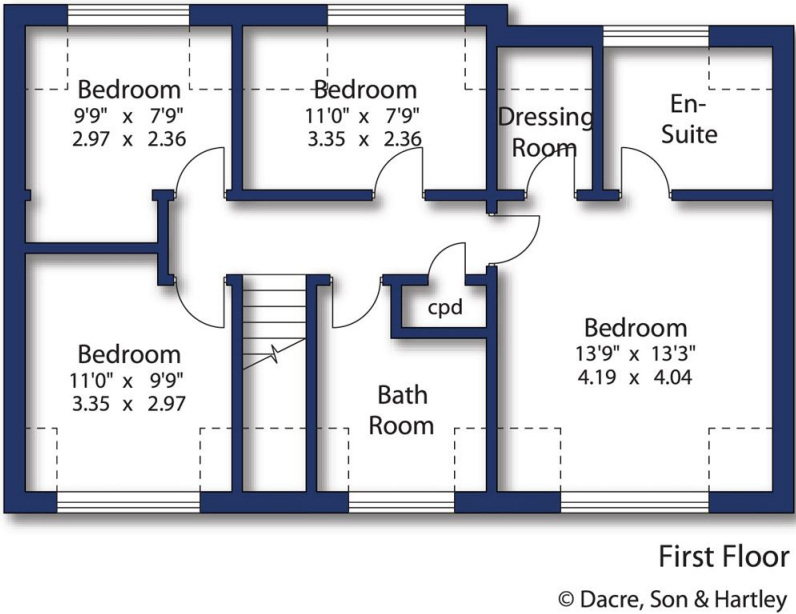
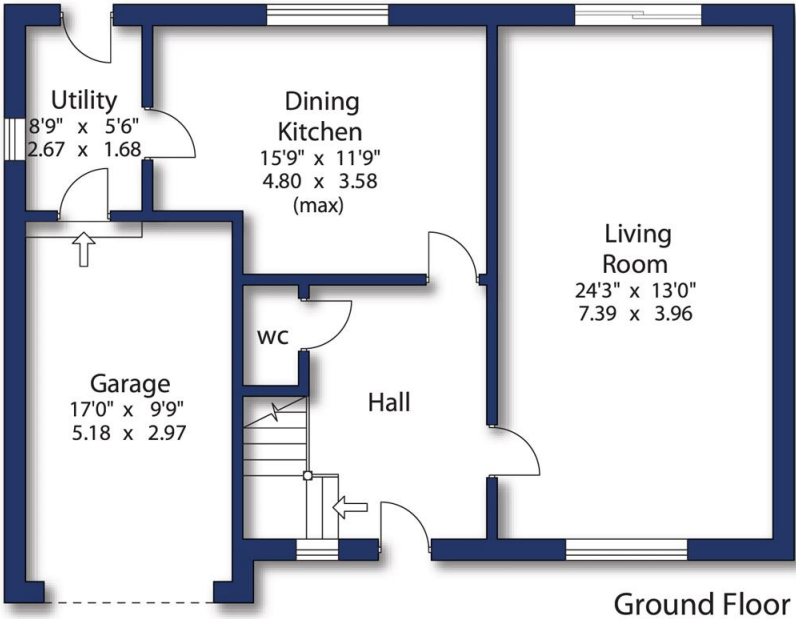
The spacious accommodation includes a welcoming entrance hall with WC off that leads to a dual aspect living room with doors to the rear garden, a dining kitchen opens to a utility room that has direct access to the rear garden and integral garage. To the first floor are four double bedrooms with the primary having a dressing room and en-suite shower room, as well as the house bathroom and useful storage cupboard.

Externally, to the front of the property is a gated driveway providing ample parking surrounded by planted borders, and integral garage. To the rear is a very pleasant garden with a flagged

patio area running along the width of the property with steps leading to a further patio area and established planting.

Southfield Road is a pleasant cul-de-sac situated just off St Paul's Rise, close to the centre of this popular village community and just three miles to the west of Ilkley. The village centre is readily accessible and provides a useful range of local shops, doctors' surgery and inns. There is a primary school in the village and a variety of sporting and recreational facilities, as well as many pleasant walks to be enjoyed through the surrounding countryside. Bus services are available from the village Main Street to surrounding towns and the nearest railway station is in Ilkley, from where there are regular commuter rail services to Leeds/Bradford city centres. The Yorkshire Dales National Park and the Duke of Devonshire's Bolton Abbey Estate are only circa three miles distant.

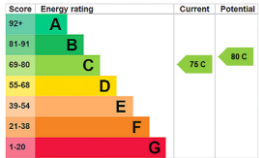
Floorplans



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Contact us



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ilkley@dacres.co.uk

Directions

Entering the village of Addingham from Ilkley on the A65, proceed up the village Main Street passing The Fleece public house on the right hand side. Continue along the village Main Street and then turn left into Old Station Way. Continue ahead then follow the road round to the right and turn left into Southfield Road. The property will be found after a short distance on the left hand side identified by a Dacre, Son & Hartley 'For Sale' board. What3Words: confusion.juggles.suiting

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Garage and off street driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: ILK260133