



10 Gill Close, Addingham, Ilkley

An attractively presented four-bedroom detached family home, offering two reception rooms as well as a conservatory and breakfast kitchen to the ground floor. Good driveway parking, single garage and lovely landscaped gardens to the rear - all within comfortable walking distance of Addingham's extensive central amenities.

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10 Gill Close, Addingham, Ilkley, West Yorkshire, LS29 0TG

Skipton 6.5 miles, Harrogate 20.5 miles, Leeds 21.5 miles (all distances approximate)

Guide Price: £595,000

- Two generous reception rooms
- Well-equipped breakfast kitchen
- Conservatory overlooking landscaped gardens
- Principal bedroom with fitted wardrobes and en-suite shower room
- Three further bedrooms - two doubles
- Driveway parking and single garage



General Remarks

This modern, detached family home offers well-appointed four-bedroom accommodation, enjoying a generous specification to include excellent ground floor living with a pair of well-proportioned reception rooms with the living room having an open fireplace, stylish kitchen with a broad range of integrated appliances, and a conservatory from where French doors lead out to lovely, landscaped gardens from where there are very pleasant open aspects.

The first floor includes a principal bedroom suite with fitted wardrobes and shower room, whilst two of the three other bedrooms are doubles, with bedroom two also having a range of fitted wardrobes. A house bathroom, gas-fired heating and UPVC double glazing to the windows complete the specification.

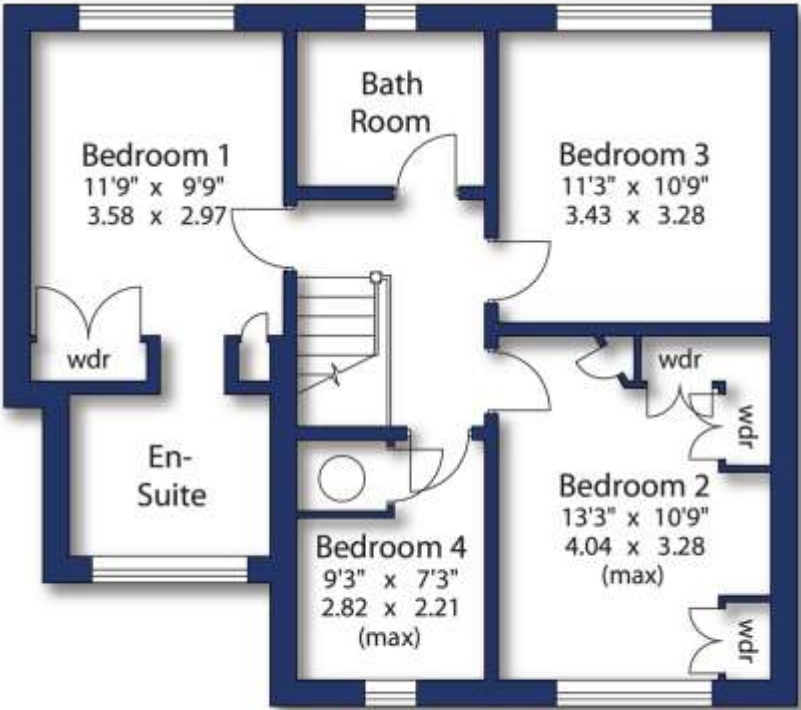
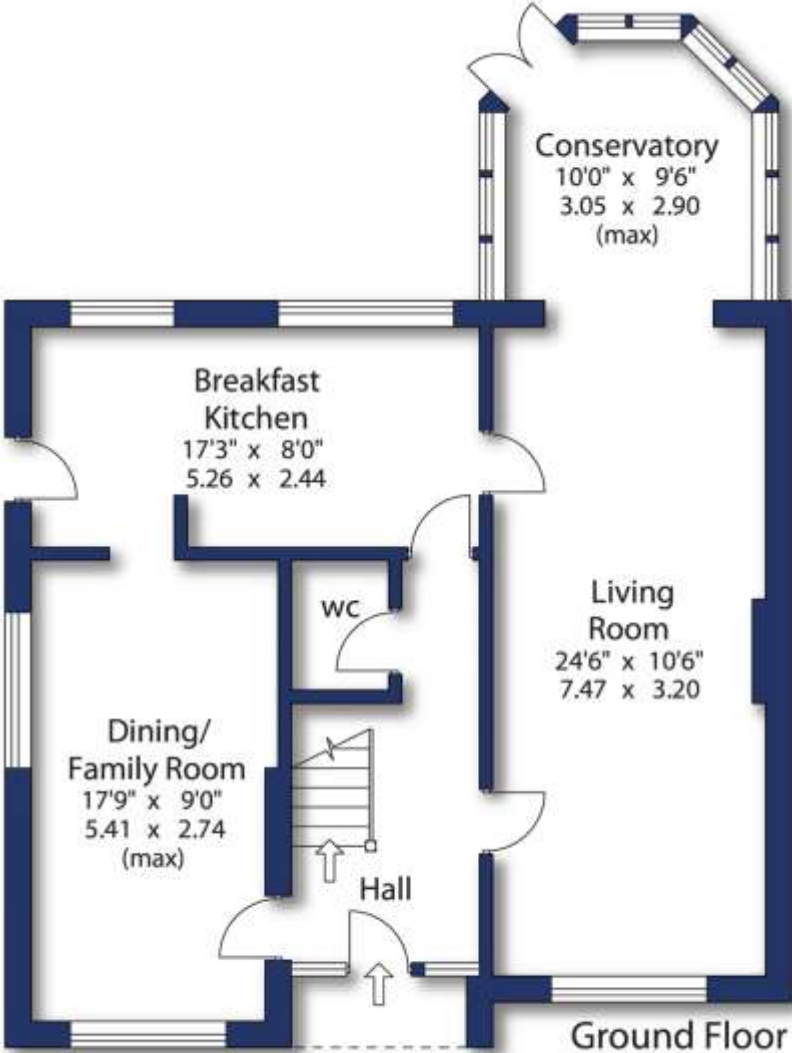
This practical home is approached by a tarmac driveway which provides parking for at least three cars, with a single garage providing additional parking/storage. Gated access leads down

the side of the house to the lovely family-friendly gardens which feature extensive shrub planting, sweeping lawns, an ornamental pool, and even a greenhouse for those with horticultural interests.

10 Gill Close stands at the head of a cul-de-sac within the popular residential area of Addingham - positioned roughly half a mile from the village's comprehensive range of central amenities, which include everyday shops, primary school, churches of a number of denominations and popular pubs. The village is surrounded by some of the finest countryside in the North of England, with the River Wharfe and rugged moors offering many an opportunity for rural pursuits, hiking, road and mountain biking.

Nearby Ilkley is connected to the village by public transport and provides a bustling shopping environment and a comprehensive range of social and recreational amenities. From Ilkley there are excellent rail facilities throughout the day into the local cities of Leeds and Bradford.

Floorplans



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Contact us



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Directions

From the centre of Addingham, proceed up the Main Street, past the Town Head Trading Estate and turn left onto Silsden Road (opposite The Craven Heifer). Continue for a couple of hundred yards, turn left and then take the first right, before turning right again onto Gill Close where the property will be seen to the top left-hand side.

What3Words: emulated.increased.perfume

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed gas-fired heating with the boiler also providing domestic hot water
- Driveway parking and single garage

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.

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