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15 Stamp Hill Close, Addingham

Located in this popular residential location to the western side of Addingham, is this smartly appointed, two bedroom semi-detached house with enclosed rear garden and the rare advantage of off-street parking to both the front and rear.

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dacres.co.uk







15 Stamp Hill Close, Addingham, Ilkley, West Yorkshire, LS29 0TQ

Skipton 7 miles, Harrogate 20 miles, Leeds 22 miles (all distances approximate)

Guide Price: £285,000

- Well presented accommodation
- Two double bedrooms
- Modern house bathroom and kitchen
- Enclosed westerly facing garden
- Off street parking to front and rear
- Popular cul-de-sac location
- No onward chain







General Remarks

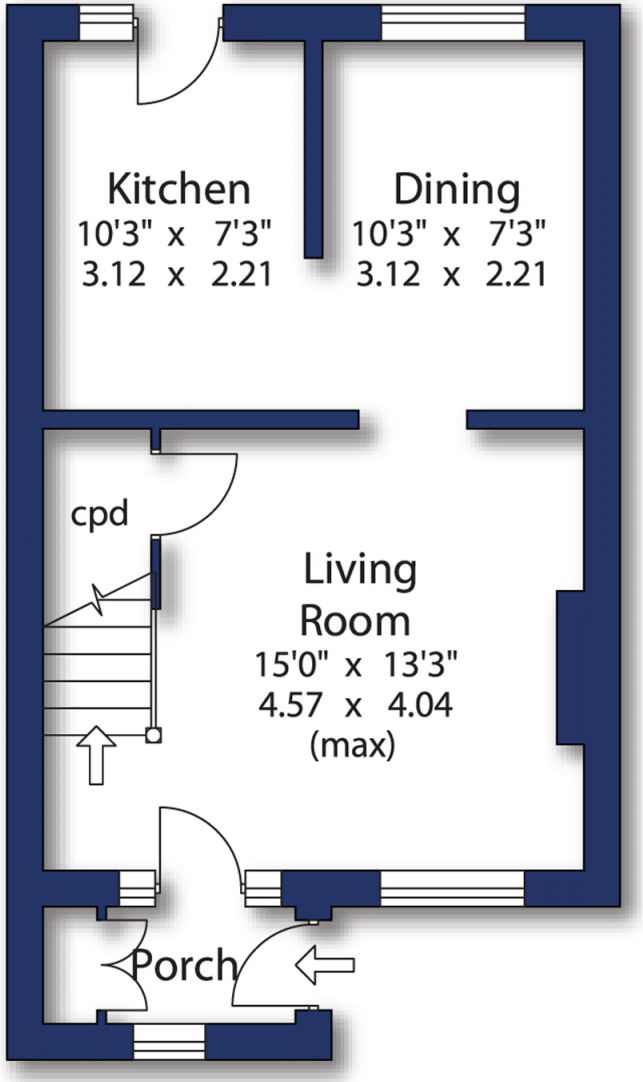
Enjoying an excellent position on this popular development, is this very well appointed and modernised, semi-detached home providing practical accommodation arranged over two levels.

The accommodation includes an entrance vestibule leading into a good-sized sitting room, whilst to the rear is a partially open plan, living dining kitchen with a modern fitted kitchen and doors out to the rear garden. On the first floor there are two double bedrooms - the primary having fitted wardrobes and storage cupboard, and a luxury, tiled house bathroom.

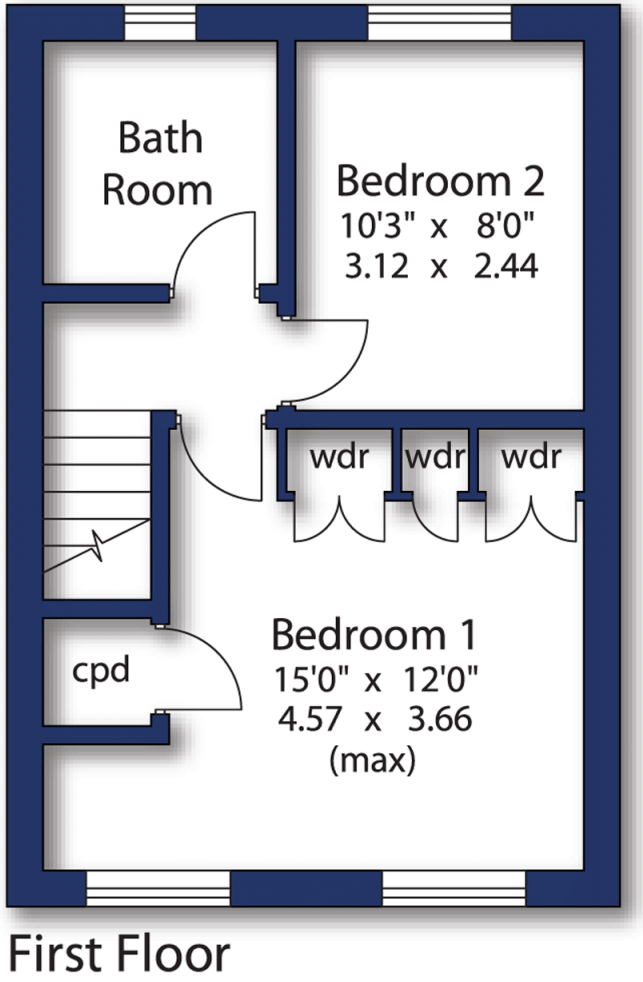
To the outside there is off-street parking at the front, whilst to the rear is a very pleasant, enclosed garden with further off-street parking.

The village of Addingham enjoys a delightful setting on the southern bank of the River Wharfe, found just a few miles drive from Ilkley and equally accessible to The Duke of Devonshire's Bolton Abbey Estate and the Yorkshire Dales National Park. The village retains a strong sense of community with a good provision of everyday amenities including churches of a number of denominations, a number of pubs/restaurants, everyday shops and other social amenities. Public transport connects with Keighley, Skipton and nearby Ilkley which in particular is home to a first class shopping environment and a busy social round. The town also has its own 'Metro' railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford.

Floorplans



Ground Floor



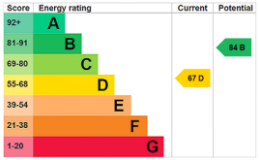
First Floor

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01943 885 400

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Contact us

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Directions

From Ilkley proceed towards Addingham and continue up the bypass to the first roundabout. Take the third exit which leads down the hill towards Addingham village and turn right onto Big Meadow Drive. Take the next right onto Browsfield Road and the second right onto Stamp Hill Close. As the road bends to the right, the property will be found on the left hand side identified by a Dacre, Son & Hartley For Sale board.

What3Words: rigs.dictation.fizzled

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Off street driveway parking
- All mains services installed with gas fired central heating

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

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: ILK260276