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Street House Grange, The Street, Addingham, Ilkley

Set within large, private gardens is this most appealing and substantial detached modern home providing spacious open plan living, generous bedroom accommodation with the rare advantage of a detached, fully self-contained two bedroom annex found within the grounds.

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Street House Grange, The Street, Addingham, Ilkley, West Yorkshire, LS29 0JY

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

Guide Price: £1,050,000

Accommodation

Ground Floor: Entrance Hall; Living Dining Kitchen; Sitting Room; Utility Room; WC.

First Floor: Principal Bedroom Suite – Walk-in Wardrobe and Ensuite Shower Room; Second Bedroom with Ensuite; two further Double Bedrooms, one with Balcony; House Bathroom.

Second Floor: two Double Bedrooms with Ensuites.

Annex: Living Room; Dining Kitchen; Utility Room; Shower Room; two first floor bedrooms; House Bathroom; Single Garage.

General Remarks

Located to the western side of Addingham, and sitting well within its large, private gardens, is this most attractive, modern-built detached family home providing extensive living arranged over three floors and finished to a high standard throughout. In addition to the main house is a fully self-contained two bedroom annex which is sure to appeal to those with a requirement for dependent living, or perhaps an additional income stream.

A spacious and welcoming, central entrance hall gives access to the ground floor living accommodation comprising an impressive open plan living dining kitchen space with large, vaulted ceiling and access onto the terrace and gardens beyond, a spacious through sitting room with inglenook fireplace, window seat and French doors to the terrace, as well as a useful utility room and with WC.

The first floor landing enjoys elevated views and natural light provided by an impressive full-height window, and gives access to the principal bedroom suite with walk-in wardrobe and stylish ensuite shower room, a spacious second bedroom with ensuite, two further double bedrooms with fitted storage, one of which featuring sliding doors to a balcony, and a modern house bathroom. Two further double bedrooms are found to the second floor, both featuring ensuite facilities, Velux windows and under-eaves storage.



The detached annex building offers self-contained living and features a living room with wood burning stove, dining kitchen, utility and shower room to the ground floor, with two good-sized first floor bedrooms with eaves storage, and a house bathroom. The annex also benefits from its own single garage.

To the outside, a raised paved terrace to the front of the main property provides an ideal outdoor seating area, whilst an attractive covered veranda to the rear offers further outdoor living. The substantial gardens wrap around the property to two sides and are primarily laid to lawn, with fruit trees and mature shrubs. The gated driveway leads to the property's rear where there is off street parking for several vehicles.

The village of Addingham enjoys a delightful setting on the southern bank of the River Wharfe and is to be found just a few miles drive from Ilkley and is equally accessible to The Duke of Devonshire's Bolton Abbey Estate and the Yorkshire Dales National Park.

The village retains a broad range of everyday amenities including a primary school, medical services, sports clubs and a number of pubs/restaurants. Public transport connects with nearby Ilkley – the former Victorian Spa town offering a colourful shopping environment complimented by excellent recreational and social amenities including a cinema, theatre, and the popular Winter Gardens. 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.



















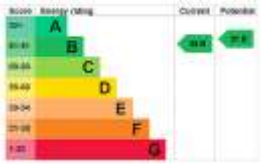


Floorplans


Bedroom 2
16'3" x 10'3"
4.95 x 3.12
(max)
store
Bath Room
store
Bedroom 1
12'0" x 11'3"
3.66 x 3.43
(max)
First Floor
Principal Bedroom
17'9" x 11'0"
5.41 x 3.35
(max)
En-Suite
Walk-in Wardrobe
Bedroom 2
17'3" x 13'9"
5.26 x 4.19
(max)
En-Suite
Walk-in Wardrobe
Bedroom 6
17'6" x 10'0"
5.33 x 3.05
(max)
Bath Room
Bedroom 3
17'6" x 13'9"
5.33 x 4.19
(max)
Balcony
First Floor
store
store
store
En-Suite
Bedroom 4
20'9" x 17'6"
6.32 x 5.33
(max)
Bedroom 5
20'9" x 17'6"
6.32 x 5.33
(max)
En-Suite
store
Second Floor
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Utility
10'0" x 6'0"
3.05 x 1.83
Dining Kitchen
18'0" x 10'0"
5.49 x 3.05
Shower Room
Sitting Room
22'9" x 14'0"
6.93 x 4.27
(max)
Garage
18'0" x 9'6"
5.49 x 2.90
Ground Floor
Sitting Room
33'9" x 17'6"
10.29 x 5.33
(into bay)
Hall
Breakfast Kitchen
18'9" x 17'3"
5.71 x 5.26
Utility
17'3" x 8'6"
5.26 x 2.59
(max)
WC
Living/ Dining Room
26'6" x 17'6"
8.08 x 5.33
Ground Floor



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Contact us
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Directions

If entering Addingham from Ilkley, proceed through the village centre turning left onto Silsden Road directly opposite the Craven Heifer public house. Take the next left hand turn onto Big Meadow Drive, then the first right onto Browsfield Road and then turn right onto Stamp Hill Close. After the bend turn left onto The Street and continue as the road bears to the right. Immediately before the entrance to Street House Farm turn left and the property will be found at the end of the driveway. What3Words: playfully.looms.prawn

Local Authority & Council Tax Band

- Main House: The City of Bradford Metropolitan District Council, Council Tax Band is currently G
- Annex 'The Lodge': The City of Bradford Metropolitan District Council, Council Tax Band is currently A
- Annex 'The Lodge' EPC rating TBC

Tenure, Services & Parking

- Freehold
- Off street driveway parking. Annex with single garage.
- All mains services are installed with gas-fired central heating, underfloor heating and wood burning stove.

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.

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