DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



6 St. Johns Avenue, Addingham, Ilkley

Located in this popular, central village location and enjoying a cul-de-sac position is this well-presented two/three bedroom detached bungalow with manageable-sized gardens, driveway parking, garage and an elevated position providing some fantastic, far-reaching views.

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6 St. Johns Avenue, Addingham, Ilkley, West Yorkshire, LS29 0QB

Skipton 7 miles, Harrogate 19 miles, Leeds 20 miles (all distances approximate)

Guide Price: £395,000

- Cul-de-sac location
- Convenient for village amenities
- Two/three bedrooms
- Gardens to front and rear
- Driveway parking and garage
- Excellent views







General Remarks

Located in a cul-de-sac position in this ever-popular development within convenient walking distance of Addingham Main Street is this well-presented, smartly appointed two/three bedroom bungalow with accommodation arranged over one level.

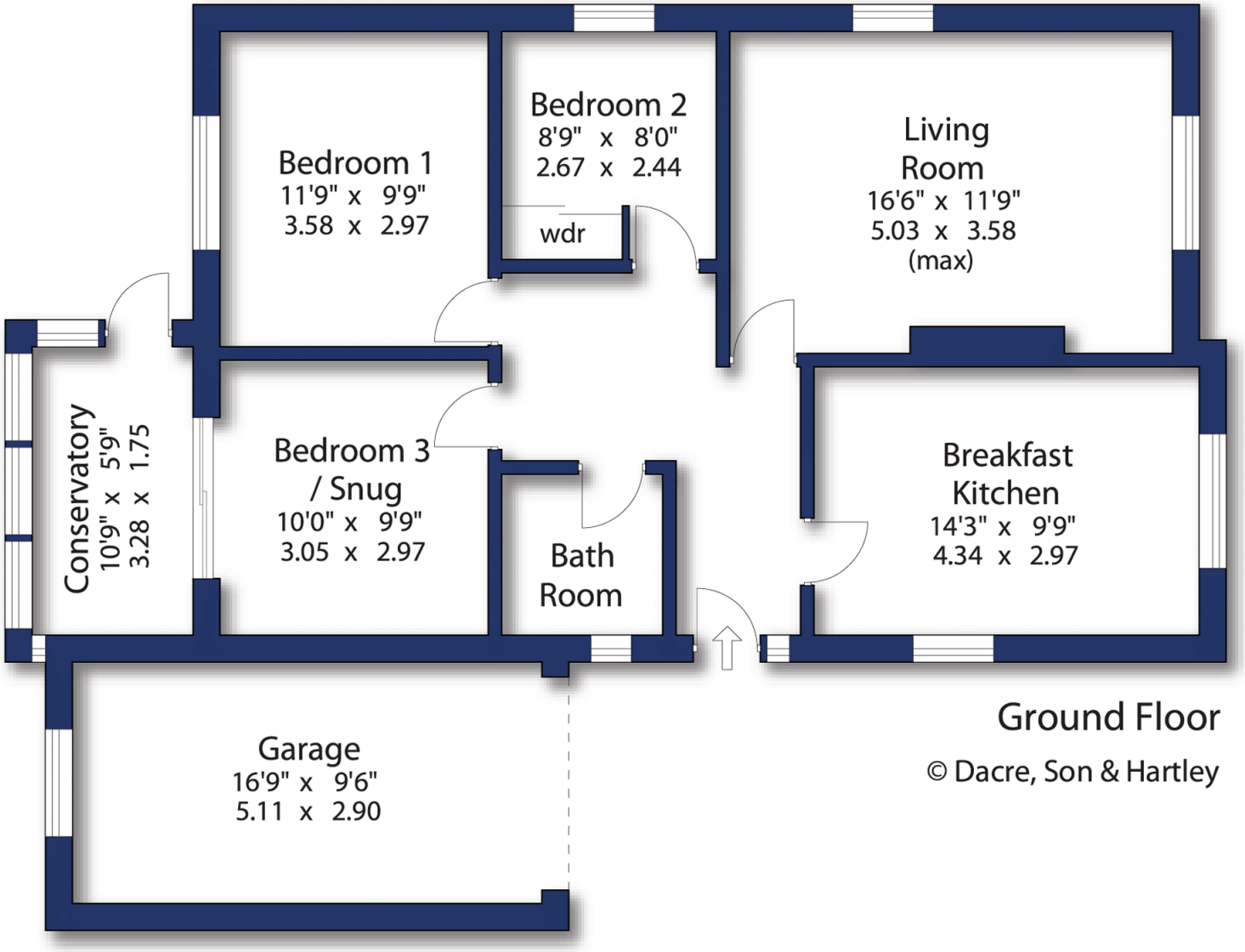
The accommodation includes an entrance hall, breakfast kitchen, good-sized sitting room with some excellent, far-reaching views towards Beamsley Beacon, house bathroom, two double bedrooms and one single. One of the bedrooms could also be used as a reception room as it provides access into a sun room and in turn the rear garden.

The property has the convenience of off-street driveway parking and a garage, along with manageable size gardens to both the front and rear.

The traditional village of Addingham enjoys a beautiful location in the heart of Wharfedale, a short drive away from the Yorkshire Dales National Park and Duke of Devonshire's estate at Bolton Abbey and equidistant with the nearby former Victorian spa town of Ilkley. The village itself provides a useful range of local shops, doctors' surgery, inns as well as churches of a number of denominations. 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.

Public transport connects with nearby Ilkley, which has excellent rail services providing frequent links into both Leeds and Bradford. Leeds Bradford International Airport is just some 13 miles distant.

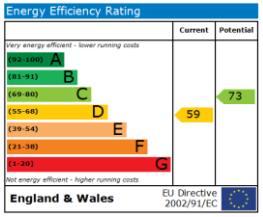
Floorplans



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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01943 600655

ilkley@dacres.co.uk

Directions

If entering Addingham from Ilkley, proceed through the village centre and immediately after the Crown public house turn left onto Old Station Way. Follow the road up the hill and St Johns Avenue will be seen to the right hand side, head towards the head of the cul-de-sac where the property will be found on the left-hand side.

What3Words: blip.tilting.unfilled

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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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