



Mistle Cottage, 7 The Green, Addingham

A most appealing, stone-built cottage providing characterful, two bedroom accommodation with both front and rear gardens and the rare advantage of a large off-street parking area.

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Mistle Cottage, 7 The Green, Addingham, Ilkley, West Yorkshire, LS29 0QA

Skipton 7 miles, Harrogate 19 miles, Leeds 22 miles (all distances approximate)

Guide Price: £455,000

- Two bedroom cottage
- Character features
- Kitchen, lounge, dining room and utility/WC
- Modern shower room
- Private and enclosed gardens
- Large off-street parking area
- Village location



General Remarks

Located just off Main Street to the western side of Addingham village is this charming, two bedroom cottage that provides generous accommodation arranged over two storeys with character features throughout.

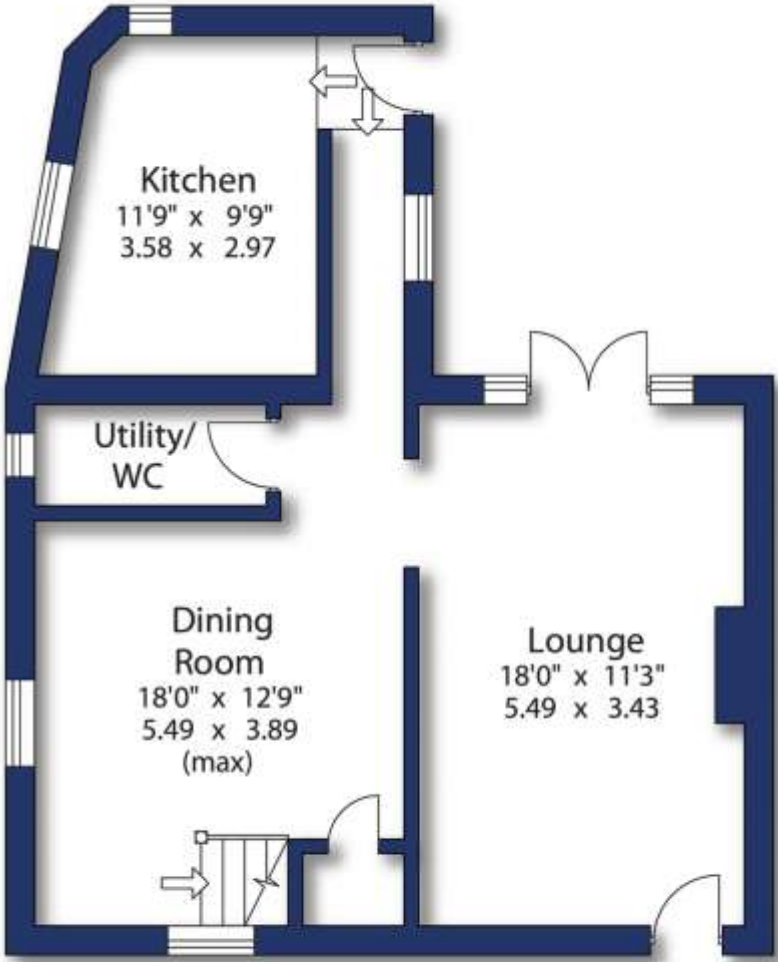
The accommodation in brief includes to the ground floor, a welcoming entrance hall off with a good-sized fitted kitchen, useful utility room/WC, a dining room with stairs leading to the first floor and understairs storage, and a lounge with feature fireplace with gas stove and patio doors to the front garden and further external door out to the rear garden. To the first floor there is a primary bedroom with fitted furniture to the eaves, a second double bedroom with storage cupboard and a stylish, tiled house shower room.

Externally there is a courtyard style garden with stone flagging to the front of the property whilst to the rear is an enclosed and private garden area. The property enjoys the rare advantage of a large off street parking area, just across School Lane.

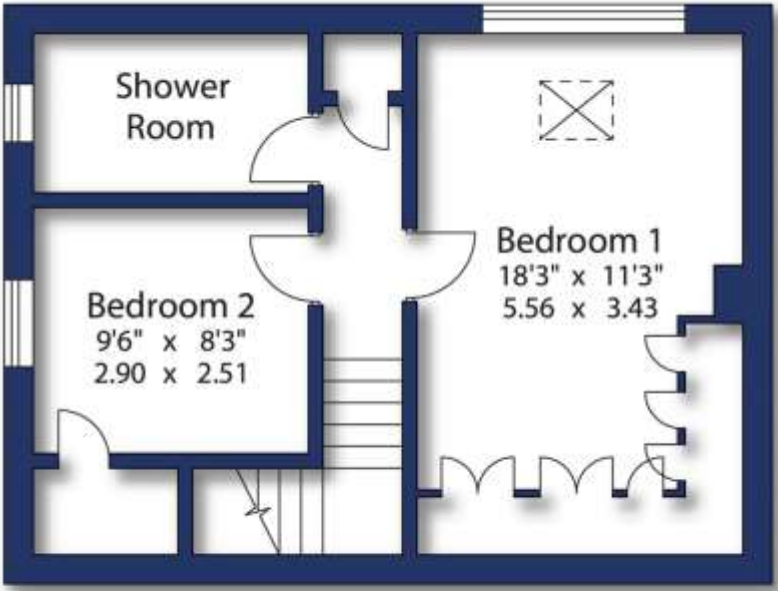
The traditional village of Addingham enjoys a beautiful location in the heart of Wharfedale, a short drive away from the Yorkshire Dales National Park and Duke of Devonshire's estate at Bolton Abbey and equidistant with nearby Ilkley – a former Victorian spa town renowned for its heritage, quality of schooling and retail opportunities. The village itself offers a broad range of amenities including everyday shops, primary school, doctors' surgery, sports clubs, numerous pubs/restaurants and churches of a number of denominations. The community enjoys excellent connectivity with the surrounding countryside with multiple footpaths affording access either onto the surrounding moors or to the riverside.

Public transport connects with nearby Ilkley, which has a highly regarded Grammar School and excellent rail services providing frequent links into both Leeds and Bradford. From the former, there are numerous connections throughout the day to London Kings Cross. Leeds Bradford International Airport is just some 13 miles distant.

Floorplans



Ground Floor



First Floor

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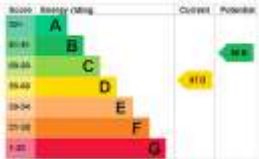
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Directions

If entering Addingham from Ilkley proceed through the village centre, passing The Fleece public house on the right hand side. Continue ahead and as the road starts to climb the Craven Heifer pub will be seen to the right hand side. Take the next right hand turn onto School Lane and bear left onto The Green where the property will be seen on the left hand side. What3Words: hiring.cared.drainage

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is located within the Addingham conservation area
- Off street driveway parking
- All mains services installed with gas fired central heating
- The title contains covenants relating to the cutting down/removal of trees on the property, and the keeping of pets (more than one dog and/or cat).
- There is a right of way across the property to allow access for maintenance of neighbouring property.
- The property has right of access over the neighbouring property's land to front of cottage for access.

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/collections/flood-risk-information)

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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Contact us



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