



North Cottage, 1A, Saw Mill Lane, Addingham, Ilkley

Enjoying a fantastic central village location on this highly desirable, attractive and historic development is this appealing and spacious home with the advantage of private gardens and driveway parking.

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North Cottage, 1A, Saw Mill Lane, Addingham, Ilkley, West Yorkshire, LS29 0ST

Harrogate 18 miles, Skipton 6.5 miles, Leeds 19 miles (all distances approximate)

Guide Price: £825,000

Accommodation

Ground Floor: Dining Hall; Cloakroom WC; Dining Kitchen; Sitting Room; Snug/Office.

First Floor: Four Double Bedrooms; House Bathroom; Shower Room.

Outside: Driveway parking with EV charge point and outdoor sockets. Enclosed rear gardens featuring lawn and paved seating areas. Timber garden shed with lighting and power.

General Remarks

A most attractive character property that forms part of this historic and much sought after development in the centre of Addingham village within walking distance of many of its amenities. This superb home provides spacious ground floor accommodation that includes a welcoming dining hall, cloakroom/WC, impressive dining kitchen space with direct access to the rear garden, generous sitting room, family room or office. Two staircases lead to the first floor where there are four double bedrooms, a shower room and a modern house bathroom. The accommodation allows for the provision of partially independent living utilising the family room and bedroom three.

To the outside, the property has the convenience of driveway parking for a number of cars and also benefits from an EV charge point and outdoor sockets. To the rear of the property is an attractive landscaped garden featuring a level lawn and paved seating areas ideal for outside entertaining. The timber garden shed provides practical storage and has both lighting and power.



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, 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.

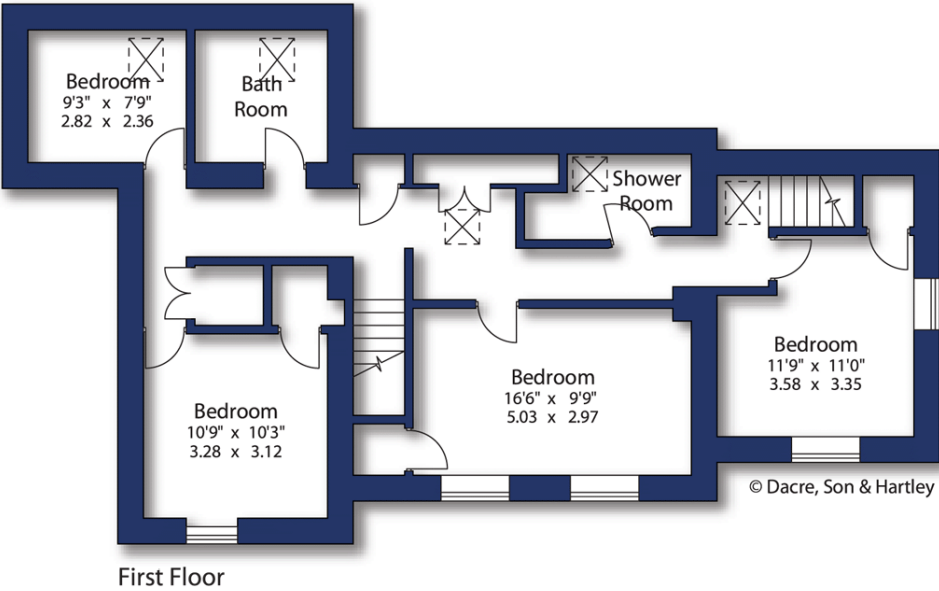
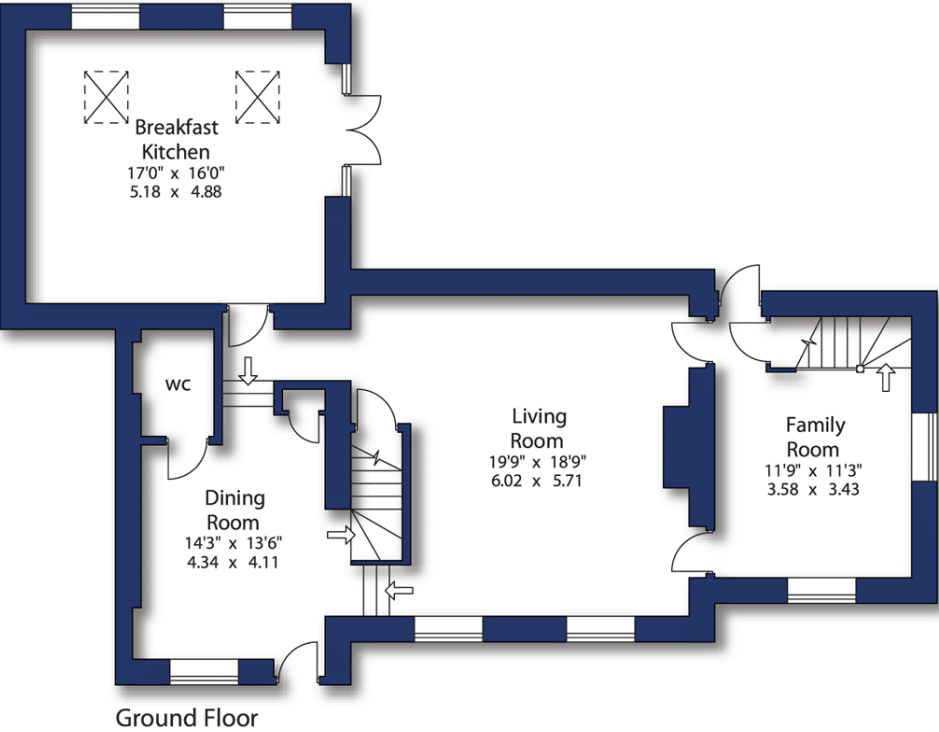
Public transport connects with nearby Ilkley, which has a highly regarded Grammar School and excellent rail services providing frequent links into both Leeds and Bradford. From the former, there are numerous connections throughout the day to London Kings Cross. Leeds Bradford International Airport is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





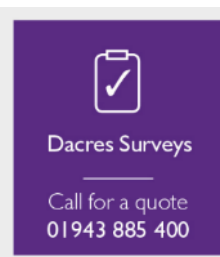
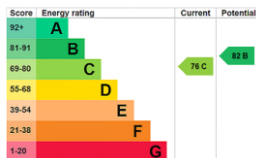


Floorplans





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Directions

If entering Addingham from Ilkley turn right off the bypass and follow the road towards the village centre. Pass the cricket pitch on the left hand side and turn right on to Saw Mill Lane immediately after the Co-op, and then bear right where the property will be found after a short distance on the left hand side. What3Words revamped.battle.crescendo

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- The property is located within the Addingham conservation area.
- All mains services are installed. Gas-fired central heating.
- Driveway parking.

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 £26.10 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: ILK250249

