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11 Jonathan Garth, Addingham, Ilkley

Located on this popular cul-de-sac close to open countryside and within walking distance of Addingham Main Street, is this very well presented and extended, detached family home backing onto green space to the rear.

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11 Jonathan Garth, Addingham, Ilkley, West Yorkshire, LS29 0TD

Skipton 6.5 miles, Harrogate 19 miles, Leeds 22 miles (all distances approximate)

Guide Price: £625,000

- No chain
- Cul-de-sac location
- Smartly presented detached home
- Four bedrooms
- Rear garden backing onto green space
- Far reaching views
- Off street parking





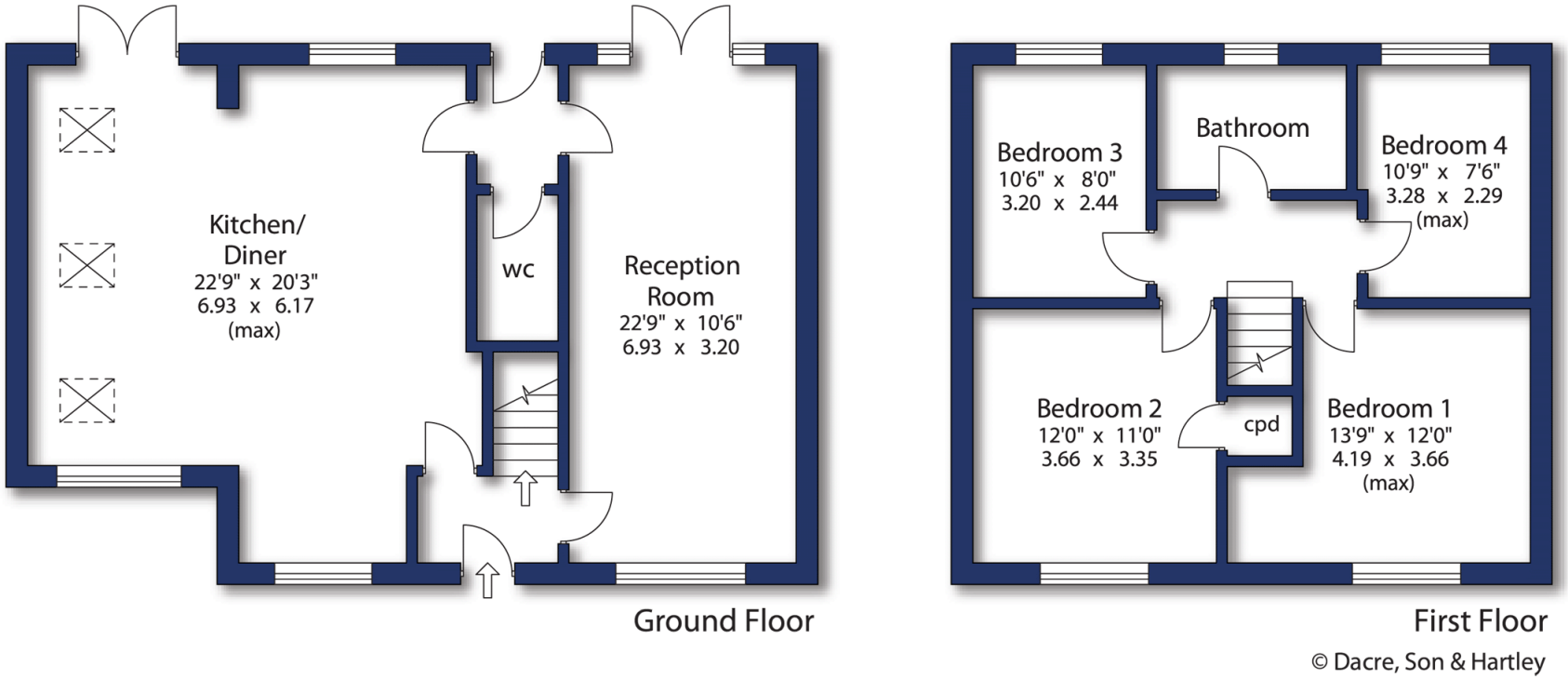


General Remarks

Available with no chain is this superb family home that provides spacious and well planned accommodation arranged over two storeys. The accommodation in brief includes to the ground floor, an entrance hall, a generous living dining kitchen area; the stunning fitted kitchen has a breakfast bar and dining area with the living area having fitted media units and French doors to the garden. There is a further spacious, dual aspect reception room that has an electric fire and French doors to the garden; also on the ground floor is a WC. To the first floor are four double bedrooms, one with a useful storage cupboard, and a modern, fully tiled house bathroom with free standing shower. From the rear of the property there are some fabulous far reaching views across the valley towards Beamsley Beacon. Externally there is off street parking and a lawned garden to the front, whilst to the rear is a good sized, enclosed garden with lawn and paved area backing onto open green space.

The village of Addingham enjoys a wonderful setting in the heart of unspoilt Wharfedale – a location which provides ready access to some of the region's finest open countryside whilst also forming a practical commuter base for those who need to travel into business centres as far apart as the East Lancashire conurbation, Harrogate, Leeds and Bradford. The village retains a traditional feel and offers a broad range of everyday amenities including local shops, a choice of pubs/restaurants, churches of a number of denominations and a primary school. Public transport connects with nearby Ilkley (4 miles), which is renowned for its first class shopping and busy social round. Ilkley also has its own 'metro' railway station from where there are frequent connections throughout the day into Leeds and Bradford, with frequent services from the former to London Kings Cross.

Floorplans

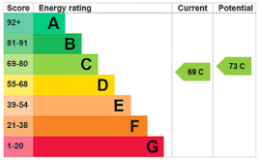


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Contact us

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Directions

From Ilkley proceed towards Addingham, but instead of turning into the village continue up the bypass to the first roundabout at the top of the hill. Take the third exit and head back down the hill towards the village, taking the first right hand turn onto Big Meadow Drive. Continue ahead for a couple of hundred yards and then turn left onto Jonathan Garth and bear to the left where the property will be seen at the foot of the cul-de-sac. What3Words: clues.distract.ballpoint

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central hearting
- Off street 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: ILK250342