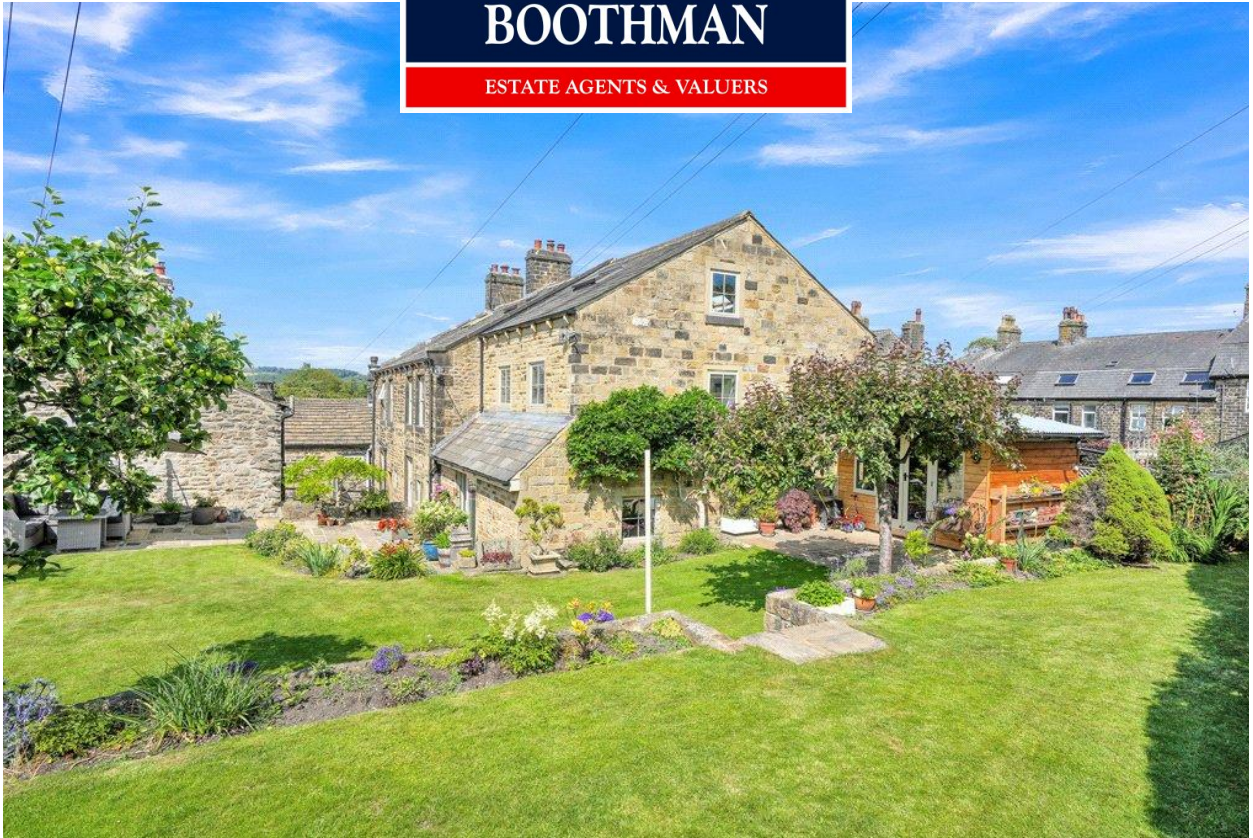


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Lodge Hill, Addingham LS29 0NG
Asking Price: £695,000



+ 5



+ 2



- Spacious five bedroom en-suite character home
- Magnificent rear garden with summerhouse
- Integral workshop
- Two reception rooms
- Ample work from home space

This significantly extended and beautifully appointed stone built character property offers generous five bedroom en-suite accommodation imaginatively arranged over four levels and is pleasantly tucked away in the centre of this sought after village close to all amenities whilst benefiting from remarkable landscaped gardens including a superb timber summer house.



Certainly representing an exciting opportunity for a growing family, this particularly spacious property offers far more than at first meets the eye, incorporating a versatile internal layout including two separate reception rooms together with further supplementary rooms/living space to the upper levels, ideal for those with older children and/or those households requiring dedicated work from home space.

Presented in immaculate condition throughout, the accommodation has been equipped with an efficient dual zone gas central heating system together with high quality authentic, sash/period style sealed unit double glazed windows and comprises very briefly:

An open stone entrance porch, a front living room with wood burning stove, a rear sitting room with feature fireplace, a spacious dining kitchen equipped with good range of integrated appliances, a good sized utility room, a cloak room leading to a ground floor WC and integral access to the garage/workshop. There is a useful, fully tanked out basement providing excellent secure storage with stone flagged flooring.

To the first floor there is a well designed master bedroom with built in wardrobe and en-suite shower room together with three further well planned bedrooms and a stylish house bathroom. A useful home office/study area includes a staircase leading up to the spacious second floor which provides a further good sized bedroom with adjoining snug/living room – suitable for a variety of uses.

Externally the property benefits from private parking directly to the front with the driveway leading to the useful integral workshop with double garage access door. The impressive raised gardens provide a particularly appealing feature, extending to the side and rear including split level lawns, stone flagged patios with retractable parasol, well stocked borders and a superb summerhouse with power.

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The delightful village of Addingham is surrounded by beautiful open countryside being situated alongside the scenic River Wharfe and close to the southern boundary of the stunning Yorkshire Dales National Park. The village enjoys easy road access to all nearby business centres being only a few minutes drive from the popular Spa town of Ilkley and with Skipton, Harrogate, Leeds and Bradford also within easy reach by car. The village includes a bus service together with a well respected primary school, a health centre, a Co-operative Food grocery store, a post office and a range of other shops, pubs and other community facilities.

The nearby town of Ilkley offers an extensive range of shops, restaurants and other amenities including the well respected Grammar school and a railway station with fast regular services into Leeds and Bradford.

Requiring a first-hand inspection in order to appreciate the very generous and significantly extended and upgrade accommodation on offer this superb family sized home comprises in further detail:

GROUND FLOOR

OPEN STONE ENTRANCE PORCH

With quality hardwood stained glass sealed unit double glazed door leading to:

FRONT LIVING ROOM

14'11" x 14'11" With quality sealed unit double glazed sash windows to the front. Wood burning stove set within a stone surround and hearth. Ceiling coving. Recessed arched alcove with fitted shelving. Two central heating radiators. Five wall light points. Multi-paned glazed door leading to:

SITTING ROOM

14'10" x 11'11" With recessed feature fireplace incorporating stone hearth and timber over-mantle. Feature full height sealed unit double glazed window to the rear together with matching sealed unit double glazed sash window. Fitted cupboards to the right hand alcove. Central heating radiator. Ceiling coving. Door leading down to the basement. Further door leading to the stairs to the first floor. Step leading up to:

SPACIOUS DINING KITCHEN

19'2" x 12'4" (plus entrance recess) Superbly appointed with a range of stylish modern cream fronted fitted units incorporating contrasting granite effect worktop surfaces with complementary travertine effect tiling over. One and a half bowl Franke sink and drainer unit. Four ring Neff gas hob with curved glazed extractor over. Integrated Bosch fridge/freezer. High level twin cavity Zanussi electric oven/grill. Whirlpool dishwasher. Oak effect laminate flooring. Sealed unit double glazed window to the side together with matching sealed unit double glazed sliding patio door leading to the rear garden. Dado rails. Tall column style central heating radiator. Door leading to:

CLOAK ROOM

With central heating radiator. Coat pegs. Oak effect laminate flooring. Recessed ceiling spotlights. Door leading to:

GROUND FLOOR WC

Superbly appointed with a two piece white suite comprising low suite WC together with a pedestal hand wash basin. Oak effect laminate flooring. Quality sealed unit double glazed window. Recessed ceiling spotlight.

SPACIOUS UTILITY ROOM

13'10" x 6'4" Equipped with a range of fitted wall and base cupboards together with stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Space for a dryer. Wall mounted Vokera gas central heating combination boiler providing dual zone central heating. Oak effect laminate flooring. Sealed unit double glazed window. Door leading to:

INTEGRAL WORKSHOP

14'7" in width x 11'3" in depth. With double garage style up and over remote control door to the front. Power points, lighting and water.

BASEMENT LEVEL

BASEMENT STORE ROOM

11'2" x 9'9" Having been fully dry lined and damp proofed. Including light and power. UPVC sealed unit double glazed sub floor window. Stone flagged flooring.

FIRST FLOOR

LANDING

With two central heating radiators. Sealed unit double glazed window to the side. Four wall light points. Deep built-in airing cupboard housing the hot water cylinder.

MASTER BEDROOM

15'1" x 15'1" (both maximum including the en-suite) With quality sealed unit double glazed sash window to the front. Built-in cupboards and wardrobe. Central heating radiator. Ceiling coving. Attractive oak door leading to the:

LUXURIOUS EN-SUITE SHOWER ROOM

Superbly appointed with a contemporary white suite comprising low suite WC, floating hand wash basin and a walk-in shower housing a Mira chrome mixer shower. Partial ceramic wall tiling. Complementary floor tiling. Chrome towel radiator. Recessed ceiling spotlights. Extractor fan.

BEDROOM TWO

13'2" x 11'8" With two sealed unit double glazed windows to the front. Central heating radiator. Recessed ceiling spotlights.

BEDROOM THREE

15'6" x 8'2" With two sealed unit double glazed windows to the rear. Central heating radiator. Recessed ceiling spotlights. Built-in cupboard/wardrobe.

BEDROOM FOUR

8'10" x 7'7" With sealed unit double glazed window. Central heating radiator. Ceiling coving.

HOUSE BATHROOM

Superbly appointed with a modern white suite comprising low suite WC, pedestal hand wash basin and a P-shaped bath with chrome mixer tap incorporating hose attachment. Attractive wall and floor tiling. Recessed ceiling spotlights. Sun light tube to the ceiling. Recessed shelving area. Chrome towel radiator. Extractor fan.

STUDY/HOME OFFICE

11'11" x 7'3" (both maximum including stairs) With sealed unit double glazed window. Central heating radiator. Stairs leading off to the second floor level.

SECOND FLOOR

LIVING ROOM/SNUG

15' x 14'9" (both maximum including restricted head-height and the stairs) Suitable for a variety of uses adjoining the fifth bedroom and incorporating two sealed unit double glazed velux roof windows, one having a view towards Beamsley Beacon. Central heating radiator. Exposed beams. Opening through to the:

ATTIC BEDROOM FIVE

19' x 13'7" With two sealed unit double glazed velux roof windows. Sealed unit double glazed window to the gable wall. Central heating radiator. Recessed ceiling spotlights. Recessed eaves storage areas to both sides. Please note there is plumbing available for the potential to install an en-suite shower room should this be required.

OUTSIDE

To the front there is private parking and a driveway leading to the:

INTEGRAL WORKSHOP (AS PREVIOUSLY DESCRIBED)

The front also includes an easy to maintain pebbled garden frontage enclosed by wrought iron railings and incorporating a superb climbing Wisteria. Gated access to the side/rear. External lighting. There is a public footpath that runs across the frontage and the property owns a further portion of this extending to the side of the garden.

To the rear the property benefits from a wonderful enclosed landscaped garden providing a particularly appealing feature incorporating split level lawns, generous stone flagged patio areas, a fitted retractable parasol, a variety of trees and hedges and well stocked borders. Climbing Wisteria forming an archway to the side of the property. Two apple trees. External cold water tap. Right of way out of the rear garden over the neighbouring property from the lower level patio. The rear garden also includes a superb:

TIMBER SUMMERHOUSE

10'9" x 7'3" Having been fully insulated and decorated including power. Sealed unit double glazed windows and twin entrance doors to the front. Open canopy to the front.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: D

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: SBS281125

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.









Energy performance certificate (EPC)

3 Lodge Hill
Addingham
ILKLEY
LS29 0NG

Energy rating

C

Valid until: 25 November 2035

Certificate number: 9330-2966-3590-2925-1625

Property type Semi-detached house

Total floor area 216 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.