Wilman & Lodge









3 St. Peters Court, Addingham, LS29 0RL

Asking Price £375,000

- THREE BED DETACHED HOME
- DETACHED GARAGE
- QUIET CUL DE SAC LOCATION
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- IDEAL FAMILY HOME
- PRIVATE DRIVEWAY
- BEAUTIFUL LANDSCAPED GARDENS
- OPEN-PLAN LIVING DINING SPACE
- WELL PLANNED ACCOMMODATION THROUGHOUT
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION

2 Garrs Lane, Grassington, North Yorkshire, BD23 5AT
01756 753341

sales@wilman-lodge.co.uk
www.wilman-lodge.co.uk

3 St. Peters Court, Addingham, LS29 0RL

A beautifully presented three-bedroom detached home, occupying a delightful cul de sac position within the sought after village of Addingham, enjoying superbly maintained gardens, driveway, parking and a detached garage. Offering well planned accommodation throughout, this much-loved home is set within wonderfully private and colourful gardens creating a truly peaceful setting.

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Council Tax Band: D







PROPERTY DETAILS

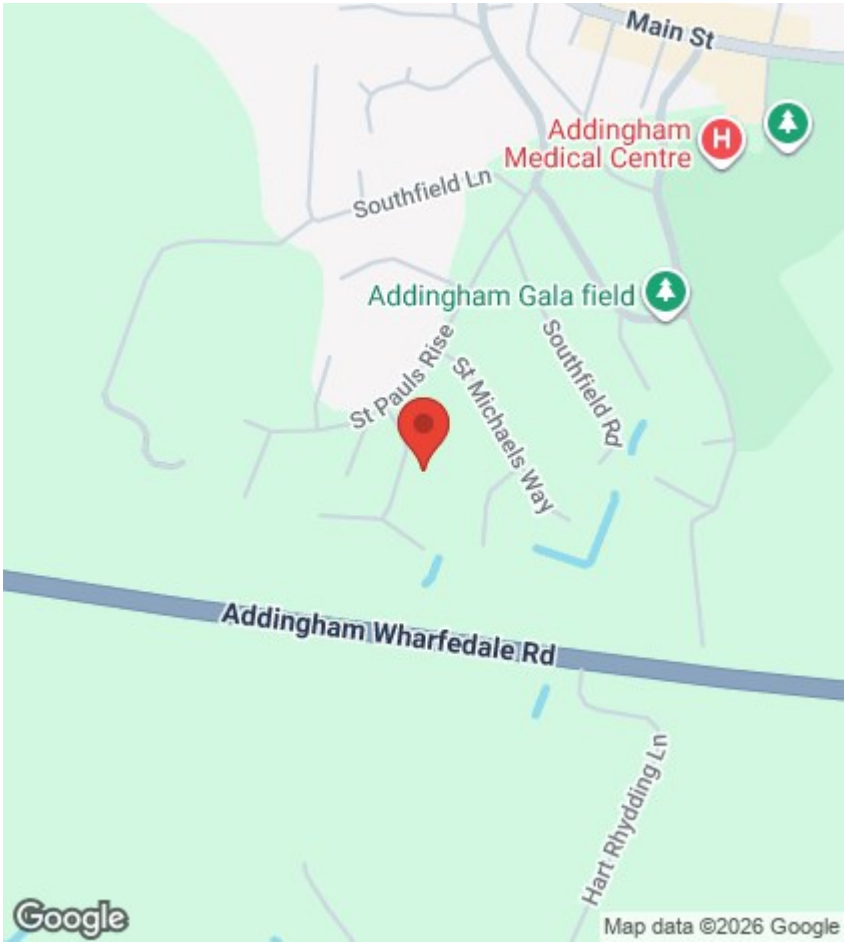
A beautifully presented three-bedroom detached home occupying a delightful cul de sac position within the sought after village of Addingham, enjoying superbly maintained gardens, driveway parking and a detached garage. Offering well planned accommodation throughout, this much-loved home features a spacious, through lounge and dining room, a modern, fitted kitchen, three well-proportioned bedrooms and a house bathroom, all set within wonderfully private and colourful gardens that create a truly peaceful setting.

The property is entered via a welcoming entrance hall with staircase leading to the first floor and useful understairs storage. To the front elevation is a generous lounge area featuring a large bay window allowing plenty of natural light to flood the room, whilst a feature fireplace creates a lovely focal point and adds warmth and character to the space. Open through to the dining area, the layout flows effortlessly and provides an ideal setting for both everyday living and entertaining. Patio doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces during the warmer months. The kitchen has been thoughtfully updated with a range of modern cream wall and base units complemented by contrasting work surfaces and tiled splash backs. Integrated appliances include an oven, gas hob, fridge/freezer and microwave, whilst the pleasant outlook over the rear garden further enhances the room. A side access door provides convenient entry to the driveway and garden.

To the first floor, a bright and airy landing with side window leads to three well-proportioned bedrooms and the house bathroom. The principal bedroom is a generous double room positioned to the front elevation, enjoying fitted wardrobes spanning one wall and ample space for additional bedroom furniture, creating a comfortable and practical retreat. Bedroom two is another spacious double overlooking the rear garden, enjoying a pleasant outlook making it an ideal guest bedroom or further principal room. Bedroom three is currently utilised as a home office and offers excellent versatility for those working from home, whilst equally lending itself well as a child's bedroom, nursery or hobby room. The house bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC, complemented by tiled walls, chrome heated towel rail and a large window allowing for plenty of natural light. The first floor as a whole feels exceptionally well cared for and offers a lovely sense of space and practicality for modern family living.

Externally, the property enjoys excellent curb appeal with a well-tended front lawn, mature planted borders and driveway parking leading to the detached garage. To the rear is a beautifully landscaped garden offering an excellent degree of privacy, featuring manicured lawns, colourful flower beds, mature planting and patio seating areas, creating a wonderful outdoor space to relax, entertain or simply enjoy the peaceful surroundings.

St Peters Court enjoys an enviable position within the highly sought after village of Addingham, perfectly placed for those looking to enjoy a more relaxed village lifestyle whilst remaining within easy reach of the ever-popular spa town of Ilkley, located just a short drive away. Renowned for its boutique shopping, stylish cafés, restaurants, wine bars and direct rail links to Leeds and Bradford, Ilkley offers excellent connectivity alongside an exceptional lifestyle offering. Addingham itself is a thriving and welcoming village with a strong sense of community, offering an excellent selection of local amenities including highly regarded primary schools, traditional pubs, independent cafés, a medical centre, village shop, cricket club and a range of scenic riverside and countryside walks. Surrounded by beautiful Yorkshire countryside and sitting on the edge of the Yorkshire Dales, the village perfectly balances everyday convenience with outdoor living and charm.

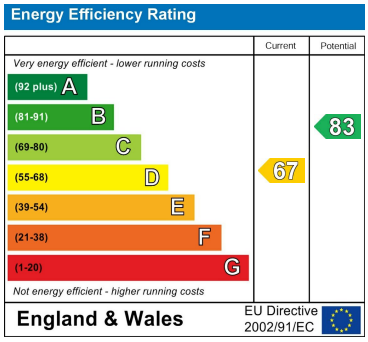


Viewings

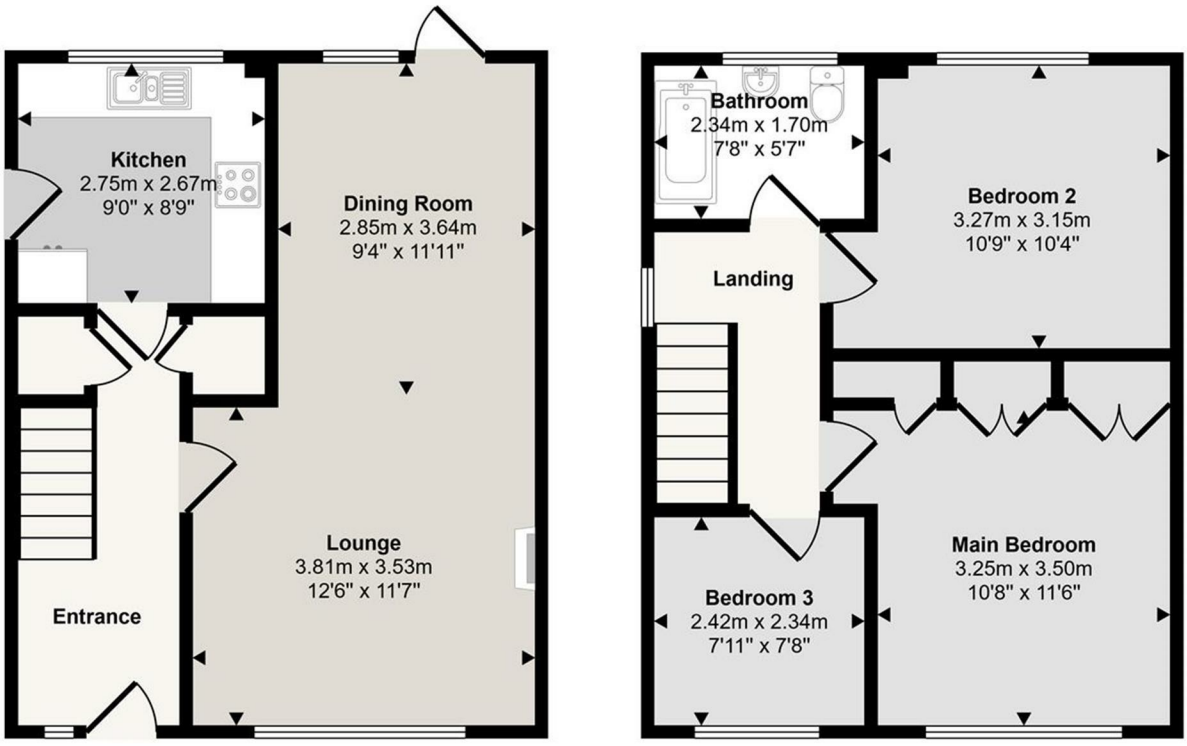
Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

D



85 sq m / 914 sq ft



Ground Floor

Approx 42 sq m / 455 sq ft

First Floor

Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

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