



**Moor View, Addingham**  
Asking Price Of £387,500







# 9 Moor View

## Addingham

### LS29 0FD

A THOUGHTFULLY DESIGNED AND BEAUTIFULLY PRESENTED FOUR BEDROOMED END TERRACED HOME PROVIDING VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH A LOVELY SOUTH FACING REAR GARDEN AND AMPLE OFF STREET PARKING.

Forming part of an exclusive development of stone fronted properties dating from 2017, 9 Moor View has been comprehensively upgraded by the current owners and is now highly appointed throughout. The ground floor accommodation comprises a reception hall with cloakroom, sitting room with dual aspect and a particularly impressive dining kitchen. The first floor features two sizeable double bedrooms, single bedroom/study and a high quality bathroom while the second floor incorporates an additional double bedroom. Externally, the property includes a smartly maintained garden with lawn section and Indian stone paved seating area as well as a driveway providing off-street parking for two cars.



Steeped in history, Addingham is an attractive and popular Dales Village that lies to the west of Ilkley on the banks of the River Wharfe, surrounded by beautiful open countryside. The village offers a useful range of shops, a post office, dental surgery and doctors surgery, various inns and eateries and its own primary school. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds and Bradford city centres.

The accommodation has GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

## GROUND FLOOR

**RECEPTION HALL** 12' 10" x 6' 3 (max)" (3.91m x 1.91m) Accessed via a glazed composite door and with high quality laminate wood flooring, the reception hall features a useful understairs cupboard with fitted shelving, recessed spot lights and a window to the front elevation.

**CLOAKROOM** Comprising a hand wash basin, low suite wc, recessed spotlights and a window to the front elevation.

**SITTING ROOM** 18' 3" x 11' 10" (5.56m x 3.61m) A lovely reception room with a pleasant dual aspect and high quality laminate wood flooring.

**DINING KITCHEN** 15' 1" x 10' 8" (4.6m x 3.25m) Filled with an abundance of natural light via a lovely southerly aspect, the dining kitchen comprises an extensive range of base and wall units with co-ordinating work surfaces, concealed LED lighting and a tiled splash back. Integrated Zanussi appliances include an oven and grill, five ring gas hob with hood over, fridge, two freezers, dishwasher, plumbing for washing machine and space for a dryer. A set of French doors provide direct access to the south facing rear garden while there is also a window with rear elevation, recessed spotlights and a useful understairs cupboard.

## FIRST FLOOR

**BEDROOM ONE** 15' 6" x 8' 9" (4.72m x 2.67m) A sizable double bedroom with a window to the rear elevation providing a pleasant outlook over the rear garden and towards the fields beyond.

**BEDROOM TWO** 13' 8" x 8' 9" (4.17m x 2.67m) A further spacious double bedroom with a window to the front elevation.

**BEDROOM FOUR/STUDY** 9' 2" x 6' 0" (2.79m x 1.83m) With high quality laminate wood flooring and a window to the rear elevation.

**BATHROOM** The high quality bathroom comprises a bath with rainfall shower and additional shower attachment over with glass screen, hand wash basin, low suite wc, heated towel rail, recessed spotlights and a window to the rear elevation.

## SECOND FLOOR

**BEDROOM THREE** 14' 7" x 11' 9" (4.44m x 3.58m) A clever piece of design has created a third double bedroom with useful eaves storage to two sides, two Velux windows and recessed spotlights. Bedroom three also includes an additional recessed store cupboard.

## OUTSIDE

**REAR GARDEN** To the rear of the property is a lovely south facing garden bordered by a dry stone wall and featuring an Indian stone paved seating area as well as a lawn section.

**DRIVEWAY** To the front of the property is a paved driveway providing ample off street parking for two cars.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

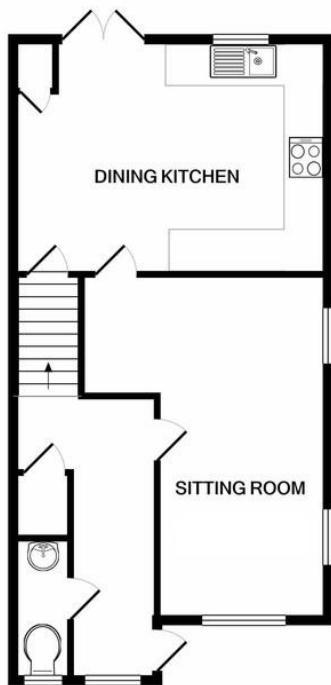
**TENURE** We understand the property is Freehold

**LOCATION** From the Fleece Pub on Addingham Main Street, proceed in a Westwards direction along Main Street and continue as the road bends right and then left. Carry on past the Craven Heifer onto Skipton Road and then take the next left hand turn onto Moor Lane. Proceed for approximately a quarter of a mile to the top of Moor Lane, where Moor View can then be found on the left hand side. Number 9 can be found at the head of the Cul-de-sac on the left hand side.

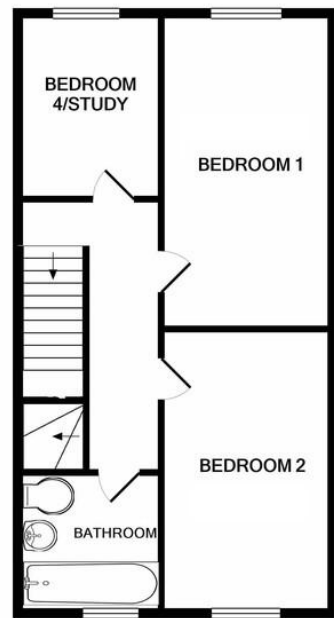
**MONEY LAUNDERING** Money Laundering Regulations



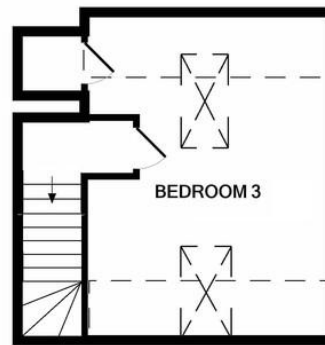




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## 9 Moor View

Approximate gross internal area  
110 sq m / 1184 sq ft

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.  
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### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 94        |
| (81-91) <b>B</b>                            | 85      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |

**Dale  
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.