



Moor Park Drive, Addingham
No Chain £300,000



4 Moor Park Drive

Addingham

LS29 0PT

AN ATTRACTIVE AND SPACIOUS EXTENDED SEMI DETACHED BUNGALOW OFFERING GENEROUSLY PROPORTIONED TWO BEDROOMED ACCOMMODATION

Located in a popular and established neighbourhood close to open fields yet within a comfortable walk of village amenities, this attractive semi detached bungalow provides well proportioned extended accommodation. The property incorporates a snug, a sitting room, a dining room and kitchen together with two bedrooms and a bathroom. There is an easily maintained courtyard garden to the rear and a lawned garden to the front, together with off road parking in the driveway. There is also a modern garage with adjoining workshop area accessed from nearby Moor Lane to the rear.



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

SNUG 11' 0" x 10' 7" (3.35m x 3.23m) A bright room with windows to three sides. A UPVC double glazed entrance door. Moulded ceiling cornice.

INNER HALL With fitted shelves and a cupboard. Moulded ceiling cornice.

SITTING ROOM 14' 6" x 11' 7" (4.42m x 3.53m) With a living flame gas fire with a stone surround. Two wall light points and a moulded ceiling cornice.

DINING ROOM 13' 9" x 12' 0" Maximum (4.19m x 3.66m) With a cupboard housing the gas fired central heating boiler. Moulded ceiling cornice and wall light point.

KITCHEN 8' 10" x 7' 2" (2.69m x 2.18m) With an inset stainless steel sink with mixer tap and a range of fitted base and wall units with cupboards, drawers and granite work surfaces having a tiled surround. Door to the side of the property.

BEDROOM 12' 6" x 11' 8" (3.81m x 3.56m) With fitted wardrobes, cupboards and drawers. Moulded ceiling cornice.

BEDROOM 10' 0" x 10' 0" (3.05m x 3.05m) With a parquet floor and moulded ceiling cornice.

BATHROOM With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Ceramic tiled walls.

OUTSIDE

GARDEN ROOM 14' 6" x 8' 10" (4.42m x 2.69m) (Accessed from the rear of the property). With a stainless steel sink.

GARAGE 17' 6" x 9' 7" (5.33m x 2.92m) With an adjoining workshop area. Electric up and over door and light and power. The garage is accessed by vehicle via Moor Lane. There is a door to the rear of the garage leading to the courtyard garden.

GARDEN To the front of the property is a neat lawned garden with flower borders, shrubs and a tree. There is a driveway at the side of the front garden providing additional off road parking.

To the rear of the property is a paved courtyard garden.

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 centre of Addingham village proceed to the top of Main Street passing The Craven Heifer public house on the right hand side. After a further 100 metres, turn left into Moor Lane and then first left into Moor Park Drive. Number 4 is located on the right hand side.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

FINANCIAL SERVICES Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





4 MOOR PARK DRIVE

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Dale
Eddison**

ILKLEY OFFICE

15 The Grove
 Ilkley
 LS29 9LW
01943 817642
ilkley@daleeddison.co.uk

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.