

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 comice.

**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

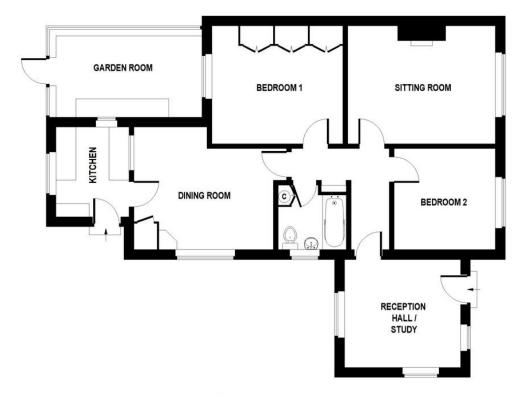
Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no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

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### **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.

