



Moor View, Addingham
Asking Price Of £385,000





1 Moor View

Addingham

LS29 0FD

A CHARMING STONE FRONTED SEMI DETACHED HOME PROVIDING LOVELY THREE BEDROOMED ACCOMMODATION FEATURING AN ADJOINING GARAGE, LAWNED GARDENS AND A FANTASTIC OUTLOOK TOWARDS BEAMSLEY BEACON

Occupying an excellent position within this exclusive development dating from 2017, 1 Moor View is situated towards the top of Addingham and overlooks open fields. The ground floor accommodation comprises an entrance hall with cloakroom, sitting room and a highly appointed dining kitchen with French doors to the rear garden. The first floor features two spacious double bedrooms with fitted wardrobes, a third bedroom and a smartly presented bathroom. Externally 1 Moor View includes lawned gardens enclosed by a stone wall, together with a garage and block paved driveway.

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

ENTRANCE HALL 6' 7" x 3' 0" (2.01m x 0.91m) Accessed via a composite door and includes recessed spotlights. Window to the front elevation.

CLOAKROOM Featuring a hand wash basin and a low suite wc. Recessed spotlights. Window to the front elevation.



SITTING ROOM 18' 11" x 16' 10" (5.77m x 5.13m) An inviting reception room featuring an electric fire with stone surround and hearth and a useful under stairs store cupboard. Window to the front elevation with plantation shutters.

DINING KITCHEN 16' 10" x 11' 3" (5.13m x 3.43m) This highly appointed kitchen comprises a good range of base and wall units with co-ordinating work surfaces and concealed LED lighting. Integrated Zanussi appliances include a double oven, four ring gas hob with cooker hood over, fridge and freezer, dishwasher and an automatic washing machine. Recessed spotlights. A pair of French doors provide direct access to the rear garden. A window to the rear elevation provides a pleasant outlook over open fields towards Beamsley Beacon

FIRST FLOOR

BEDROOM ONE 14' 11" x 10' 0" (4.55m x 3.05m) Including a range of recessed wardrobes with hanging rails and fitted shelving. Two windows to the front elevation with plantation shutters.

BEDROOM TWO 14' 2" x 10' 2" (4.32m x 3.1m) A further double bedroom with a fitted wardrobe with hanging rails and shelving. Window to the rear elevation with plantation shutters, having a fantastic outlook over open fields.

BEDROOM THREE 10' 8" x 6' 4" (3.25m x 1.93m) With a window to the rear elevation with plantation shutters.

BATHROOM 10' 2" x 5' 11" (3.1m x 1.8m) Smartly presented and comprising a bath with shower over and folding glass screen, hand wash basin and a low suite wc. Heated towel rail and recessed spotlights.

OUTSIDE

GARAGE 19' 8" x 9' 4" (5.99m x 2.84m) Accessed via either an up and over door to the front or a personal door to the rear. Includes light, power and a water connection. The garage also houses the gas fired central heating boiler. To the front of the property is a block paved driveway providing off street parking for two cars.

GARDEN To the front of the property is a lawned garden bordered by a stone wall. To the rear of the property, which is accessed either via French doors from the dining kitchen or the side gate, the rear garden enjoys a lovely outlook over the fields beyond and features a paved seating area and a lawned area enclosed by a dry stone wall.

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.

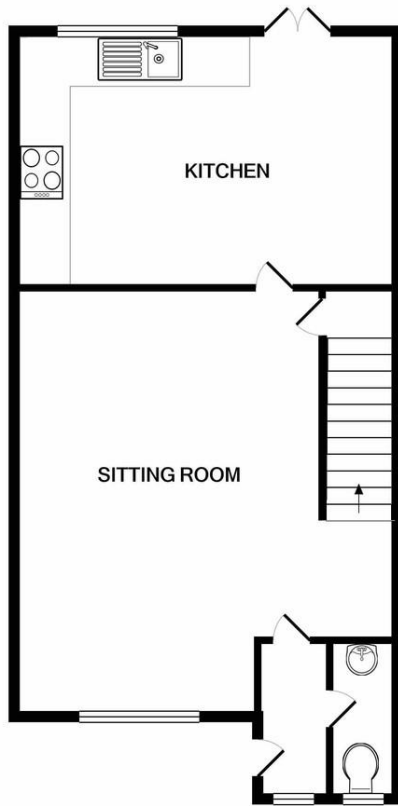
TENURE We understand the property is Freehold.

LOCATION From The Fleece public house 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 into 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 1 is situated on the left hand side at the opening of the cul de sac.

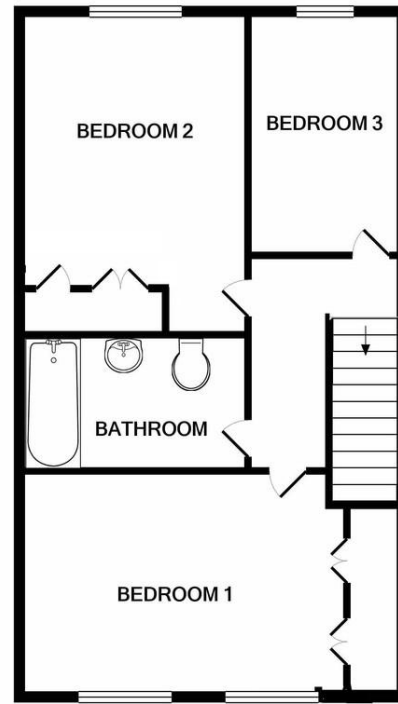
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed 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.





GROUND FLOOR



FIRST FLOOR

1 Moor View

Approximate gross internal floor area
101 sq m / 1087 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**Dale
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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.