



Moor Park Drive | Addingham | LS29 0PU

£349,500

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Trusted Estate Agents

Moor Park Drive |
Addingham | LS29 0PU
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An attractive and extended link detached bungalow offering generously proportioned accommodation, with a south facing private rear garden directly adjoining allotments. The property includes a welcoming hallway, a dining room, sitting room, fitted kitchen with a porch, two bedrooms and a shower room. In addition to a garage there is further off road parking to the front.

- Link Detached Bungalow
- Directly Adjoining Allotments To The Rear
- Private South Facing Garden With Good Views
- Sitting Room
- Dining Room
- Dining Kitchen
- 2 Bedrooms & Shower Room
- Garage & Additional Off Road Parking
- Council Tax Band D
- EPC Rating D

GROUND FLOOR

Reception Hall

A welcoming reception hall with ladder access to the generous boarded roof void with a velux window.

Dining Room

15'0" x 11'6" (4.57m x 3.51m)

With a wall mounted gas fire having a marble surround. Glazed double doors lead to:

Sitting Room

14'0" x 11'0" (4.27m x 3.35m)

A bright and airy room with windows to three sides including a patio door onto the rear garden with a pleasant open outlook overlooking the adjoining allotments.

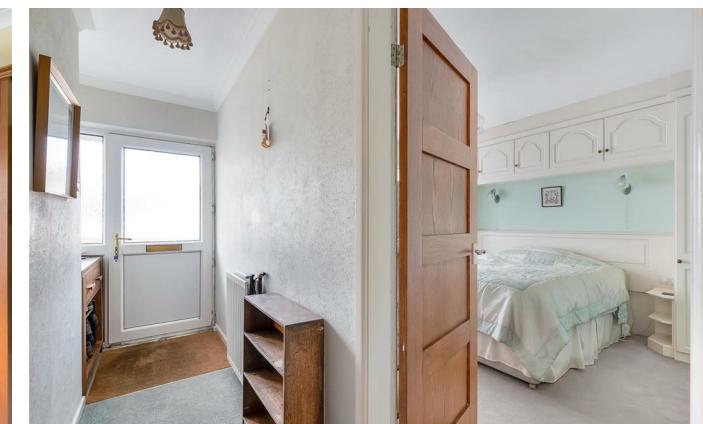
Dining Kitchen

13'10" x 11'0" (4.22m x 3.35m)

With a stainless steel sink unit, mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces. Electric double oven, microwave cooker and an induction hob with a filter hood over. Automatic washer and plumbing for a slimline dishwasher. Moulded ceiling cornice.

Side Entrance Porch

With a wall mounted gas fired central heating boiler.



An attractive and extended link detached bungalow offering generously proportioned accommodation, with a south facing private rear garden directly adjoining allotments.



Bedroom

11'7" x 11'4" (3.53m x 3.45m)
With fitted wardrobes, cupboards and drawers.

Bedroom

10'0" x 10'0" (3.05m x 3.05m)

Shower Room

With a large walk in shower cubicle, wash basin and low suite wc. Ceramic tiled walls.

OUTSIDE

Garage

16'4" x 7'10" (4.98m x 2.39m)
With an electrically operated up and over door and a further door leading to the rear of the property.

Gardens

There is a tarmacadam forecourt and driveway providing useful additional off road parking.

To the rear of the property is a very private and south facing garden which directly adjoins allotments and from which there are views towards Addingham Moorside in the distance.

Solar Panels

We are advised that the vendor's recent annual income was £662. (6th June 2025).

Council Tax

City of Bradford Metropolitan District Council Tax Band D

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Please Note

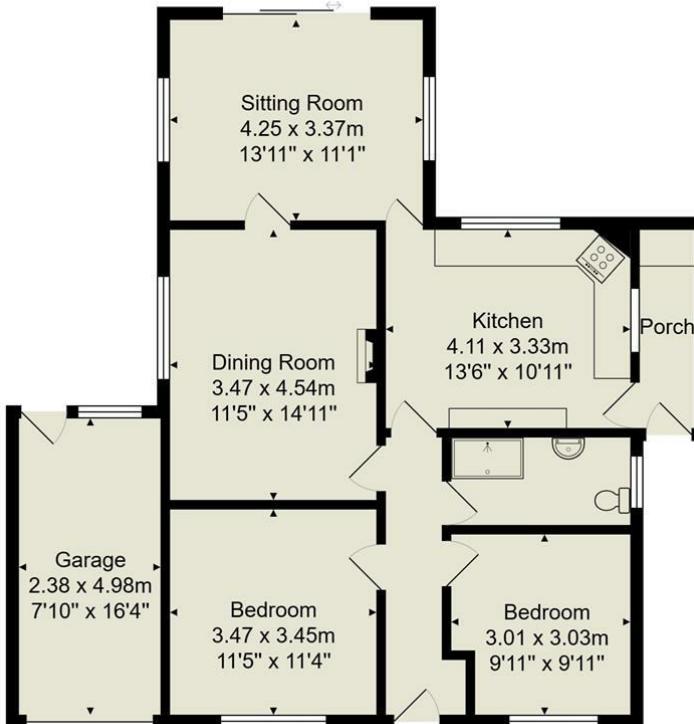
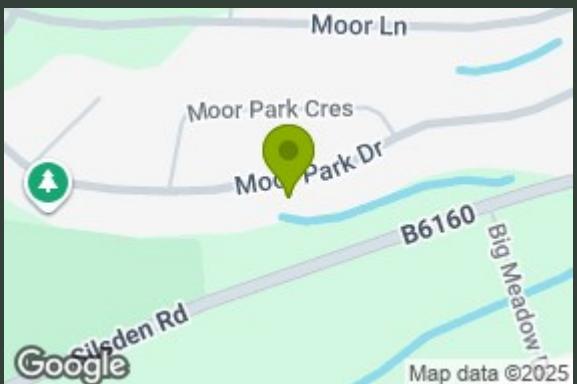
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

Addingham

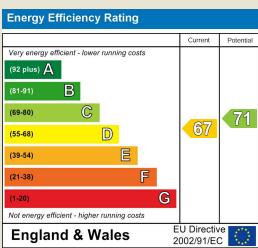
With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by Ofsted in 2023. 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, Bradford and London.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



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