



Moor Park Drive | | Addingham | LS29 0PT

£285,000

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WHITE**  
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Moor Park Drive |  
Addingham | LS29 0PT  
£285,000

An attractive semi detached bungalow occupying a slightly elevated setting with far reaching views towards Addingham Moorside. The property, which has recently been rewired, is now in need of modernisation and improvement. The property incorporates a welcoming hallway, a sitting room with a bay window, breakfast kitchen and rear porch, two bedrooms and a bathroom. The bungalow stands on a good sized and gently sloping plot with a very private and enclosed rear garden.

- Semi Detached Bungalow
- Recently Rewired
- Kitchen & Rear Porch
- Bathroom
- Council Tax Band D
- In Need Of Modernisation & Improvement
- Sitting Room
- Two Double Bedrooms
- Excellent Southerly Views Towards Addingham Moorside
- EPC Rating Awaited

#### GROUND FLOOR

##### Reception Hall

With a double glazed entrance door.

##### Sitting Room

15'10" x 12'8" (4.83m x 3.86m)

A stone feature fireplace with a fitted gas fire. Fitted bookshelves and two wall light points. There are long distance southerly views to the front towards Addingham Moorside.

##### Breakfast Kitchen

14'4" x 8'0" (4.37m x 2.44m)

With a twin bowl sink with mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and coordinating worksurfaces with a tiled surround. Ample space for a breakfast table. Cupboard housing a wall mounted gas fired central heating boiler.





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### Bedroom 1

12'10" x 10'0" (3.91m x 3.05m)

With fitted wardrobes and open views to the front.

### Bedroom 2

11'0" x 9'6" (3.35m x 2.90m)

With fitted wardrobes and an outlook over the rear garden.

### Bathroom

With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Part wall tiling.

### OUTSIDE

#### Single Garage

#### Garden

There is a paved driveway to the side of the house.

To the front of the property is an easily maintained lawned garden. To the rear is a much larger enclosed and principally lawned garden which enjoys a high degree of privacy.

### 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.

### 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.

### Council Tax

City of Bradford Metropolitan District Council Tax Band D

### Mobile Signal/Coverage

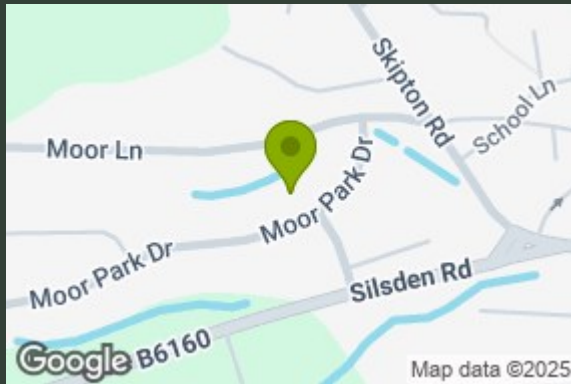
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### 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.

### Tenure

We are advised that the property is Freehold.



Total Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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