



Moor Park Drive | Addingham | LS29 0PT

Asking price £325,000

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Trusted Estate Agents

44 Moor Park Drive | Addingham

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A spacious and attractive two bedroomed semi-detached bungalow standing within a generous plot that features a beautifully landscaped and sizeable rear garden, well-planted front garden, driveway and a garage.

Nestled within a sought after residential area located towards the top of Addingham village, this inviting home is now in need of modernisation and enjoys a pleasant, Southerly outlook towards Addingham Moorside.

- Two Bedrooms
- Garden Room
- Driveway & Garage
- Spacious Kitchen
- Mature Gardens To The Front & Rear
- Peaceful Location

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Porch

With a tiled floor and a glazed door to:

Entrance Hall

Sitting Room

14'10 x 11'5 (4.52m x 3.48m)

Inclduing a feature fireplace with tiled surround and hearth plus windows to two sides, one of which offers an outlook towards Addingham Moorside.



A standout feature is the principally lawned rear garden, which features two paved seating areas and a summerhouse.



Kitchen

12'1 x 9'0 (3.68m x 2.74m)

Comprising a range of base and wall units with coordinating work surfaces and a tiled splashback. Provision for oven, space for fridge/freezer and plumbing for a dishwasher and washing machine.

Sun Room

9'8 x 5'2 (2.95m x 1.57m)

With windows to three sides and an outlook over the rear garden.

Rear Entrance Porch

Bedroom

14'10 x 11'4 (4.52m x 3.45m)

An ample double bedroom including a range of fitted wardrobes, drawers and store cupboards.

Bedroom

10'5 x 9'2 (3.18m x 2.79m)

Featuring fitted wardrobes with store cupboards over.

Bathroom

8'10 x 5'7 (2.69m x 1.70m)

Comprising a bath with electric shower over, hand wash basin, w.c and a linen cupboard.

Outside

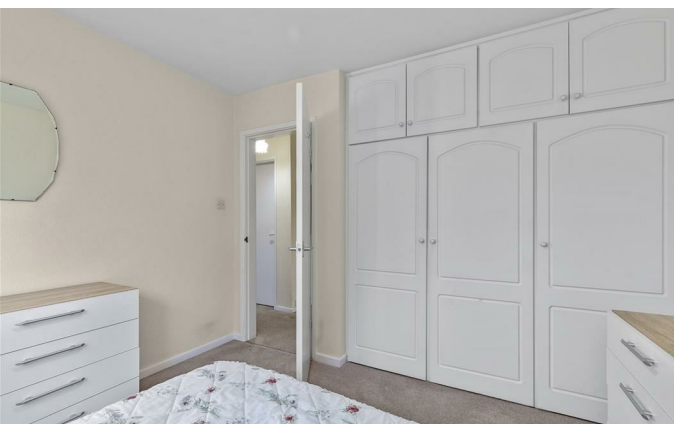
Front Garden

A South facing front garden with well-stocked flower beds.

Rear Garden

To the rear of the property is an outstanding, principally lawned garden that features an abundance of mature shrubs and trees, flower beds, summerhouse, two paved seating areas and a shed.





Garage

15'2 x 7'11 (4.62m x 2.41m)

Accessed via an electric up and over door and including light plus power.

Driveway

A tarmacadam driveway provides off-street parking.

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.

Mobile Signal/Coverage

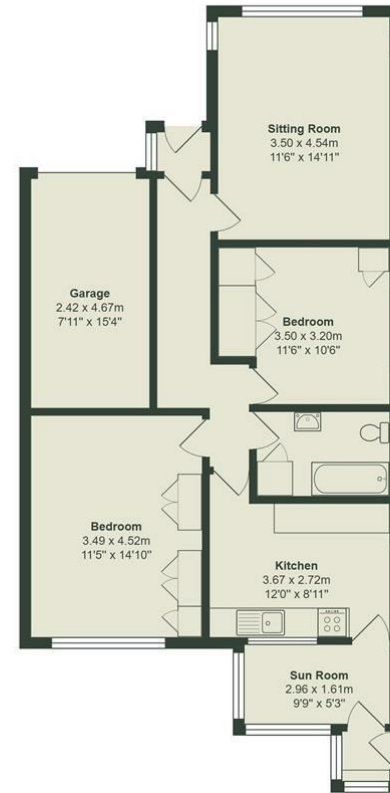
The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER 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. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

A tarmacadam driveway provides off-street parking and leads to a garage.



Total Area: 87.6 m² ... 943 ft²
 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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