



Wharfe Park | Addingham | LS29 0QZ

Asking price £335,000

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# 20 Wharfe Park | Addingham

| LS29 0QZ

Asking price £335,000

An attractive two bedrooned bungalow featuring beautifully maintained gardens to the front and rear, occupying a particularly private position within a pleasant cul de sac sought after for its proximity to Addingham Main Street.

- Beautiful Gardens To The Front & Rear
- Off-Street Parking
- Garage
- Peaceful Cul De Sac Location

Set in a delightful cul de sac, the property is accessed via a few steps leading from the driveway.

With gas central heating, the accommodation comprises:

## Ground Floor

### Covered Entrance

### Entrance Hall

With a recessed store cupboard and a hatch to the loft.

### Sitting Room

16'0 x 10'7 (4.88m x 3.23m)

Including a gas fire with impressive marble surround and hearth. Enjoying a lovely outlook towards Addingham Moorside.

### Kitchen

9'5 x 8'9 (2.87m x 2.67m)

A well appointed kitchen comprising a good range of base and wall units with coordinating pietra work surfaces, including a breakfast bar and concealed lighting. Integrated appliances include an oven plus warming drawer, four ring gas hob with hood over, fridge and plumbing for a washing machine.

### Bedroom

13'9 x 10'6 (4.19m x 3.20m)

An ample double bedroom including fitted wardrobes, bedside cabinets, drawers, dressing table and shelving. With a pleasant outlook over the rear garden.



Enjoying a stunning outlook towards Addingham Moorside, this inviting home includes a sizeable garage and a driveway.



## Bedroom

9'3 x 8'9 (2.82m x 2.67m)

Featuring fitted wardrobes, drawers, desk and shelving. Again overlooking the rear garden.

## Shower Room

6'1 x 5'5 (1.85m x 1.65m)

Comprising a walk-in shower, Villeroy & Boch hand wash basin, w.c and a heated towel rail.

## Outside

### Garage

17'3 x 10'4 (5.26m x 3.15m)

Accessed via an electric door, with light, power and access to a useful undercroft storage area.

### Front Garden

A beautiful, South facing garden with colourful flower beds and mature shrubs. Steps leading down to the driveway.

### Rear Garden

An immaculately maintained, lawned garden with flower and shrub borders.

### Tenure

Freehold.

### 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

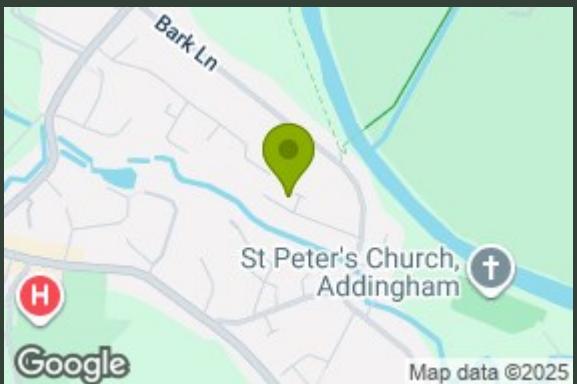
City of Bradford Metropolitan District Council Tax Band D.

### 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.



**Lower Ground Floor**

**Ground Floor**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		91
(81-91) B		
(70-80) C		
(55-69) D	76	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

Total Area: 55.2 m<sup>2</sup> ... 595 ft<sup>2</sup> (excluding garage)  
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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