



Wharfe Park | | Addingham | LS29 0QZ

£345,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

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Set in a quiet cul-de-sac just a short stroll from Addingham's Main Street, this beautifully modernised semi-detached bungalow offers stylish, low-maintenance living in a prime village location. Featuring two well-proportioned bedrooms, bright modern interior, and lovely views towards the moor. A delightful garden provides a sunny, low-maintenance outdoor space, perfect for relaxing or entertaining. Additionally there is a versatile garage space, currently used as a gym/games room that adds excellent flexibility, ideal for a home office or studio.

- Stunning Accommodation
- Views towards The Moors Throughout
- Open Plan Living Area
- Two Bedrooms
- Garage/Hobbies Room

#### Entrance Hall

A welcoming Entrance Hall, equipped with luxury vinyl tiled flooring providing an oak effect and leading into:

#### Living Kitchen

16'0" x 10'11" (min) - 20'6" (max) (4.90m x 3.33m (min) - 6.27m (max))

A wonderfully bright Living Kitchen area featuring luxury vinyl tiled flooring, and two large windows to the front elevation giving the room almost panoramic views over the Moorside.

#### Kitchen Area

Kitchen Area comprises: a range of contemporary base and wall units, quartz worktops and upstand, tiled splash back and a breakfast bar with space for under-worktop seating. Appliances include: four ring induction hob, oven with hood over, recessed sink and drainer, dishwasher, fridge freezer and storage cupboard with plumbing for washing machine.

#### Living Area

The luxury vinyl tiled flooring continues into the Living Area which also features a log burner on stone hearth with a floating wooden mantelpiece above.

#### Bedroom

13'11" x 11'10" (4.24m x 3.61m)

A spacious double bedroom with window to the rear elevation, and two fitted double wardrobes to one wall.



An impressive two bedroomed semi detached bungalow recently modernised to a high standard with lovely views towards the moors. Situation in a small cul-de-sac, within walking distance of Addingham's local amenities, this light and airy property offers open plan living, with a lovely rear garden and garage/hobbies room below.



### Bedroom

8'10 x 9'0 (2.69m x 2.74m)

A further bedroom with a window to the rear elevation, overlooking the garden.

### Bathroom

6'0 x 5'3 (1.83m x 1.60m)

A well equipped three-piece white suite comprising a bath with shower over and mermaid boarding, pedestal hand wash basin, W.C, and a heated towel rail. Tiled flooring and window to the side elevation.

### Garage

10'8 x 19'4 (3.25m x 5.89m)

With French doors to the front, as well as power, this garage space currently functioning as a games room/gym area. It also provides access to the under drawings of the property, which is currently used as a log store.

### Outside

#### Driveway

Providing off road parking.

#### Front Garden

A south facing, low maintenance Front Garden, pebbled and with flower and shrub borders, also featuring an outside tap. Steps lead up to the front door where an outside power point can be found.

#### Rear Garden

A spacious garden providing a lawned space, barked area, and a pebbled seating area. The Garden is pleasantly surrounded by a variety of mature shrubs giving it a private and enclosed feel.

#### 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

#### 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.

#### 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>

#### 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.

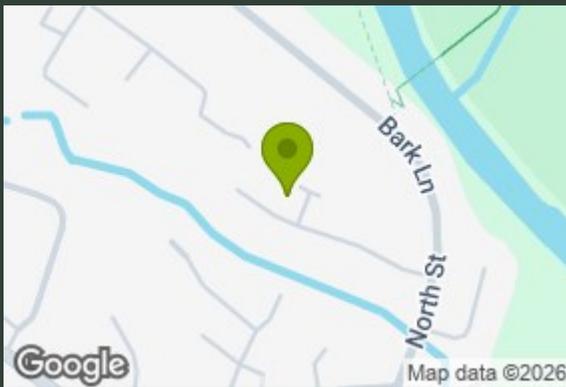


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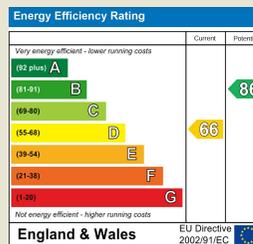


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