



Wharfe Park | | Addingham | LS29 0QZ

Asking price £345,000

TW | **TRANMER
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Trusted Estate Agents

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Addingham | LS29 0QZ
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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

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

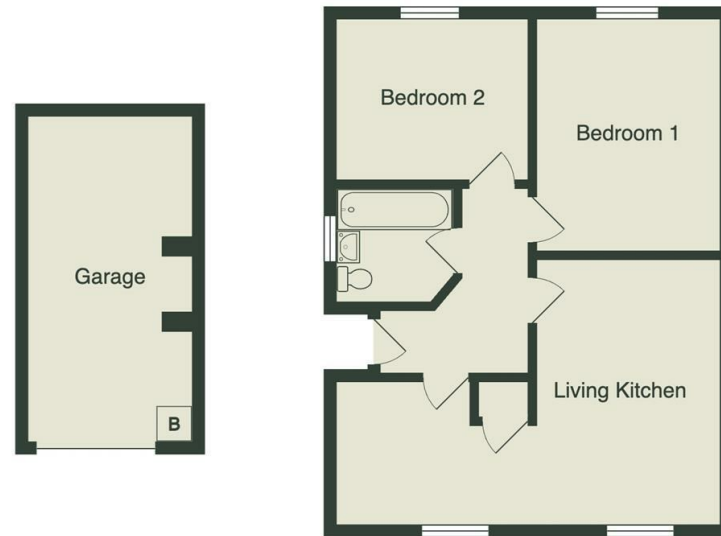
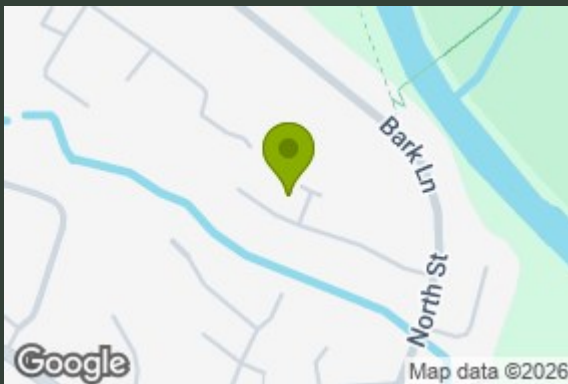
With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school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

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



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	
(12 plus) A	86
(81-91) B	
(69-80) C	66
(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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