

# Harrison Robinson

Estate Agents



**71 Moor Park Drive, Addingham, LS29 0PU**

**Offers In The Region Of £475,000**

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# 71 Moor Park Drive, Addingham, LS29 0PU

## Offers In The Region Of £475,000



### GROUND FLOOR

#### Entrance Hall

A smart composite door with obscure glazed panels and tall, obscure glazed side window opens into a spacious and most welcoming entrance hall. Doors lead into the principle rooms, including two double bedrooms, modern shower room, deep recessed cupboard, spacious lounge and large, living dining kitchen. Carpeted flooring, radiator. A hatch with fitted, pull down ladder gives access to a boarded loft area.

#### Lounge

16'7" x 11'10" (5.08 x 3.61)

A lovely, spacious, light and airy, dual aspect lounge with double glazed, bay window to the front elevation with radiator beneath. A coal effect, gas fire with stone surround creates a lovely focal feature to this room. Carpeted flooring, coving, half glazed doors open into the:

#### Living Dining Kitchen

20'6" x 16'6" (6.26 x 5.03)

A generously proportioned, living dining kitchen to the rear of the property, a most sociable space with ample room for a large dining table and with access to the conservatory through double glazed patio doors. The kitchen is fitted with a wide range of cream, base and wall units with stainless steel handles, granite work surfaces and upstands and tiled splashbacks. Integral appliances include electric oven and grill, dishwasher, fridge freezer and four ring gas hob with stainless steel extractor over. A black, one and a half bowl inset sink with chrome mixer tap sits beneath a double glazed window overlooking the south facing, rear garden enjoying lovely, long distance views. Downlighting, tile effect vinyl flooring. A central island with cupboards providing further storage is a great spot to sit and enjoy a coffee and a chat. The dining area has carpeted flooring and radiator with fitted shelving and half glazed timber doors leading back into the lounge. Contemporary styled, vertical radiator, ceiling lights.

#### Garden Room

12'7" x 10'11" (3.86 x 3.35)

A delightful, light and airy garden room to the rear of the property enjoying a lovely aspect across the fields to Ilkley Moor. Double glazed windows and patio doors, tiled flooring, radiator. Two roof lights allow further natural light.

#### Utility Room

8'0" x 6'0" (2.44 x 1.83)

A most useful utility room with fitted base cupboard and wall units with stainless steel handles, grey work surface and tiled splashback. Stainless steel sink and drainer with chrome mixer tap, space and plumbing for a washing machine and tumble dryer. Wall mounted, gas central heating boiler, stone effect vinyl flooring, downlighting, extractor. A half glazed, uPVC stable door with side window opens to the rear garden.

#### Bedroom One

11'10" x 11'8" (3.63 x 3.58)

A good sized double bedroom to the front of the property with double glazed window, carpeted flooring and radiator. Fitted with a range of cream bedroom furniture with stainless steel handles incorporating drawers, wardrobes, dressing table and cupboards.

#### Bedroom Two

12'4" x 9'6" (3.76 x 2.92)

A second double bedroom to the rear of the property with carpeted flooring, double glazed window overlooking the south facing garden and radiator. This room enjoys beautiful views up to Ilkley Moor and across an open field to the rear. Fitted with a range of cream wardrobes, drawers, shelving and with fitted desk.

#### Shower Room

A well presented, modern shower room with low-level W.C, pedestal handbasin with chrome mixer tap and large, walk-in shower with thermostatic drench shower plus additional attachment. Fixed glazed screen, tiled flooring and marble effect wall boarding. Slate effect wall tiling to half height, downlighting, chrome, ladder style, heated towel rail, carpeted flooring. Obscure, double glazed window to side elevation, wall mounted, mirror fronted vanity cupboard.

### OUTSIDE

#### Garden

The property enjoys low maintenance front and rear gardens with smart, artificial grass to the front with gravelled border adding to the kerb appeal of the bungalow. To the rear one finds predominantly gravelled areas, which could be turfed if desired, behind dry stone walling backing onto an open field. Paved areas are ideal for flowering pots. There is a timber shed providing storage and paved pathways leading round both sides of the property.

#### Driveway Parking

The property benefits from a smart, block paved driveway providing parking for up to three vehicles to the front of the property.

### UTILITIES AND SERVICES

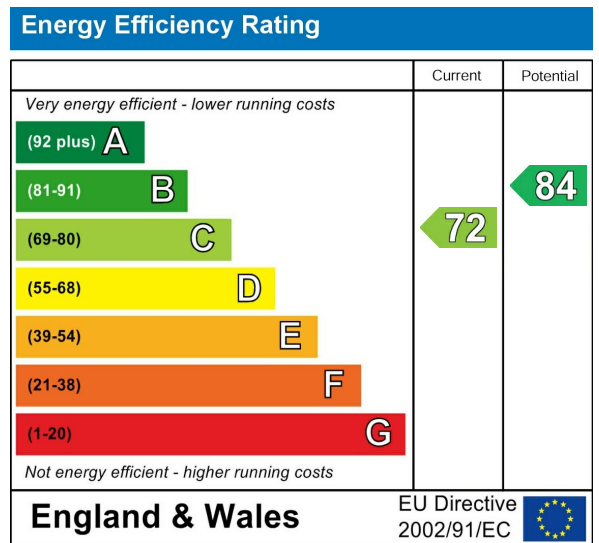
The property benefits from mains gas, electricity and drainage.

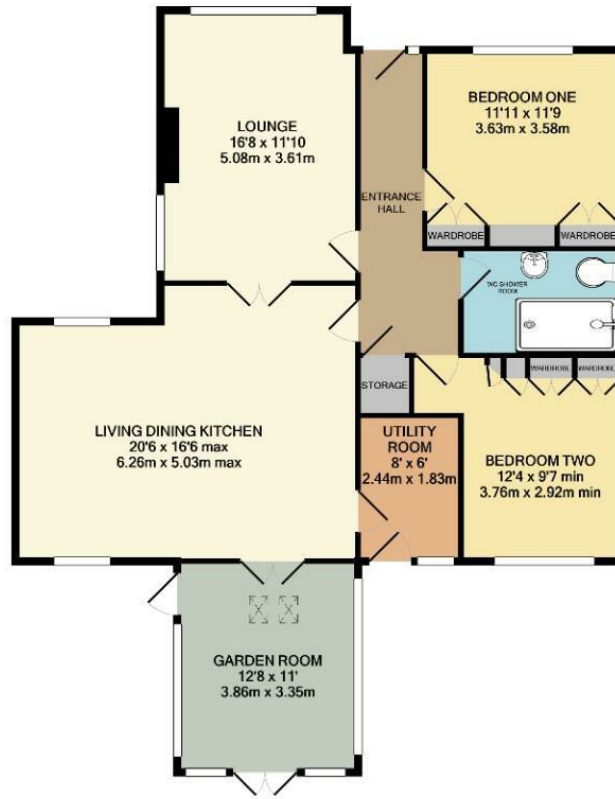
There is Ultrafast Fibre Broadband available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Two Double Bedroom Extended Detached Bungalow
- Immaculately Presented Throughout
- Three Reception Rooms
- Modern Living Dining Kitchen
- Low Maintenance Front And Rear Gardens
- Driveway Parking For Two Vehicles
- Delightful Village Location
- Walking Distance To Local Amenities
- Council Tax Band D





TOTAL APPROX. FLOOR AREA 1129 SQ. FT. (104.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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