



HUNTERS[®]
HERE TO GET *you* THERE

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Moor View, Addingham, Ilkley

Offers Over £400,000



A recently extended four-bedroom terraced home situated in an exclusive 2017 development of stone-fronted homes. With a stunning south-facing rear garden and ample off-street parking, this home is perfect for those seeking both style and convenience. Immaculately presented throughout the property offers flexible living space across three thoughtfully arranged floors, with the top floor having undergone a full loft conversion to offer a stunning master bedroom with panoramic views of the countryside.

You are welcomed by a reception hall with cloakroom, leading to a bright and airy living room. To the rear is the impressive dining kitchen facing onto the south facing rear garden to cater to both family meals and entertaining.

The first floor hosts two spacious double bedrooms, a versatile single bedroom or study, and a well appointed bathroom. Ascending to the second floor is the recently converted loft space that provides a well-sized double bedroom, providing a private retreat or flexible space for guests.

Outside, the carefully maintained rear garden invites you to relax, with lawn and an Indian stone paved seating area ideal for outdoor gatherings. A driveway at the front of the property offers convenient off-street parking for two vehicles, adding to the home's practical appeal.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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KEY FEATURES

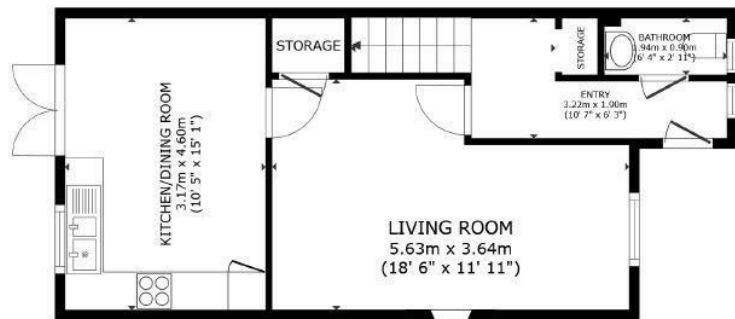
- EXTENDED MID TERRACE
 - FOUR BEDROOMS
 - KITCHEN/DINING
- SOUTH FACING REAR GARDEN
 - PANORAMIC VIEWS
 - CONVERTED LOFT
- MASTER BEDROOM TO TOP FLOOR
- PARKING FOR TWO VEHICLES
 - EPC RATING B
 - COUNCIL TAX BAND D



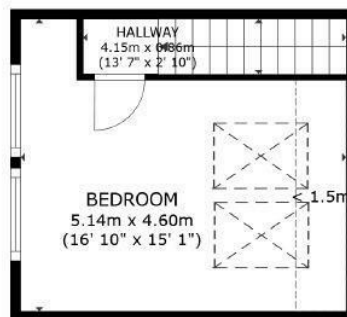




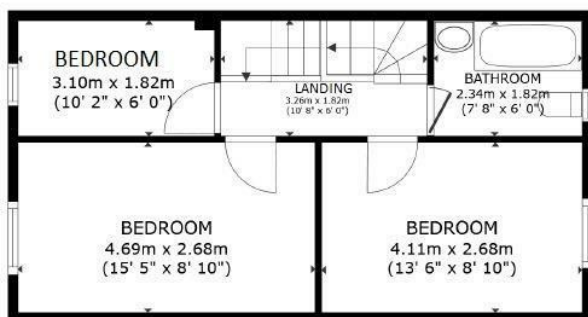




FLOOR 1



FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 43.9 m² (472 sq.ft.) FLOOR 2 41.0 m² (441 sq.ft.) FLOOR 3 20.7 m² (223 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 2.9 m² (31 sq.ft.)
TOTAL : 105.6 m² (1,137 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



AGENTS NOTES

Tenure: Freehold

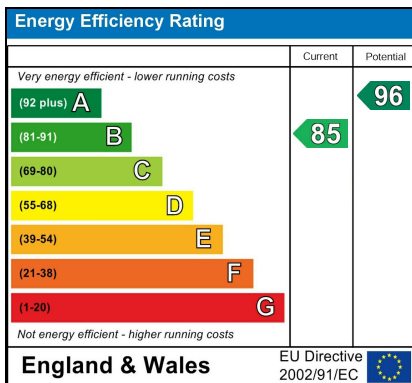
Council tax Band D, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.



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