



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 C

Moor Lane, Addingham, LS29

£550,000



Originally dating from 1797 this charming stone built 3 bedroom cottage that has retained character. This deceptively spacious accommodation briefly comprises, entrance porch, sitting room, snug, stunning dining kitchen finished to a very high standard, boot room, cloakroom and two useful cellar rooms. Three double bedrooms to the first floor, (the master having a useful mezzanine area) and a large house bathroom. The cottage has an enclosed south facing patio and decked area to the front.

Addingham is a much sought after village which enjoys a delightful setting amidst some of the area's most beautiful open countryside and stands just a short drive from the Yorkshire Dales National Park and the Duke of Devonshire's Estate at Bolton Abbey. The village benefits from a selection of shops, pubs, a post office and regular bus services to the surrounding areas. Ilkley is located approximately 3 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and regular rail links to the commercial centres of Leeds and Bradford.

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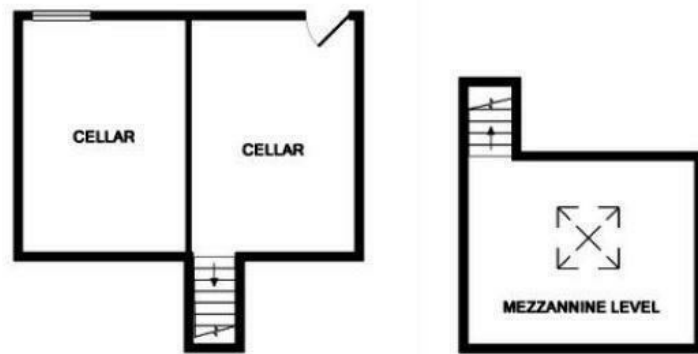
KEY FEATURES

- THREE BEDROOM COTTAGE
- ADDINGHAM VILLAGE
- ENCLOSED SOUTH FACING COURTYARD
- RETAINING CHARACTER
- OPEN PLAN KITCHEN DINER
 - MEZZANINE
 - EPC RATING C
- COUNCIL TAX BAND E



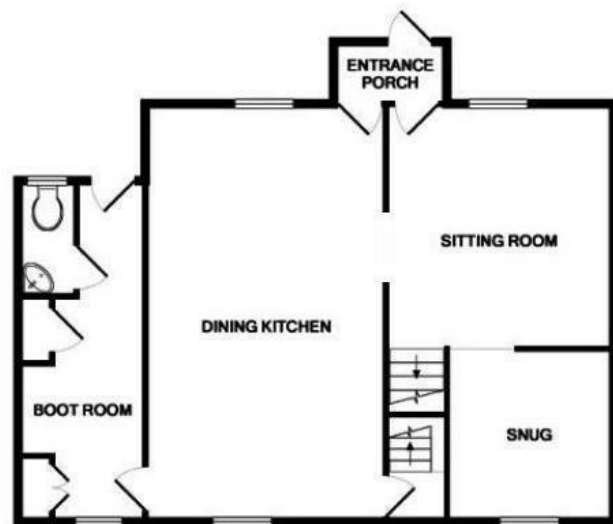






LOWER GROUND FLOOR

MEZZANINE LEVEL



GROUND FLOOR



FIRST FLOOR

AGENTS NOTES

Tenure: Freehold

Council Tax Band E. 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.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	74	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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