



Moor Lane | Addingham | Ilkley | LS29 0PS

Asking price £450,000

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WHITE**  
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# 29 Moor Lane | Addingham

## Ilkley | LS29 0PS

Asking price £450,000

A substantial five bedroomed/two bathroom family home featuring a lawned South facing garden and ample driveway, enjoying stunning views towards Addingham Moorside.

- Five Bedrooms
- Beautiful Long Distance Views
- Ample Driveway
- Two Bathrooms
- South Facing Garden
- Sought After Location

With gas central heating, the accommodation comprises

### Ground Floor

#### Entrance Hall

19'0 x 3'11 (5.79m x 1.19m)

A welcoming entrance hall accessed via a composite door.

#### Sitting Room

15'6 x 12'5 (4.72m x 3.78m)

Featuring a gas fire with marble surround and hearth, three wall light points and a bowed window to the front elevation. A glazed door leads to:

#### Dining Room

13'7 x 12'6 (4.14m x 3.81m)

Enjoying an outlook over the rear garden and towards Addingham Moorside.

#### Kitchen

12'4 x 9'7 (3.76m x 2.92m)

Smartly presented and comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven plus grill, four ring gas hob with hood over, space for fridge/freezer, space for dryer and plumbing for a washing machine. A door leads out to the rear garden.

#### Bedroom

10'8 x 8'2 (3.25m x 2.49m)

A double bedroom that could function as an additional reception room.

#### En Suite

8'2 x 5'2 (2.49m x 1.57m)

Comprising a walk-in shower, hand wash basin within vanity unit and a separate w.c.

### First Floor





Forming part of a well-established residential area, this attractive property provides deceptively spacious accommodation and includes a particularly smart, recently renovated kitchen.



**Bedroom**

14'9 x 10'7 (4.50m x 3.23m)  
A generous double bedroom including an extensive range of fitted wardrobes.

**Bedroom**

13'9 x 8'7 (4.19m x 2.62m)  
A second double bedroom featuring a fitted wardrobe with coordinating dressing table, drawers and bedside cabinet.

**Bedroom**

10'1 x 8'2 (3.07m x 2.49m)  
With a window to the side elevation.

**Bedroom**

10'7 x 6'4 (3.23m x 1.93m)  
With a window to the rear elevation.

**Bathroom**

8'11 x 7'6 (2.72m x 2.29m)  
Including a corner bath, walk-in shower, hand wash basin, w.c, heated towel rail and a dual aspect.

**Outside**

**Rear Garden**

A notable feature is the South facing rear garden which includes two lawned areas with shrub borders and a paved seating area.

**Undercroft**

12'6 x 9'8 (3.81m x 2.95m)  
A useful additional storage space accessed via the rear garden. Housing the boiler and including light, power and water.

**Driveway**

A block paved driveway providing off-street parking for three cars.

**Tenure**

Freehold.

**Council Tax**

City of Bradford Metropolitan District Council Tax Band D.

**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.

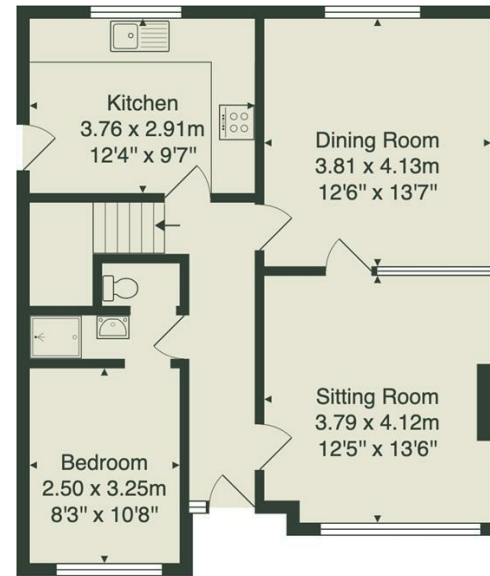
**Please Note**

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.

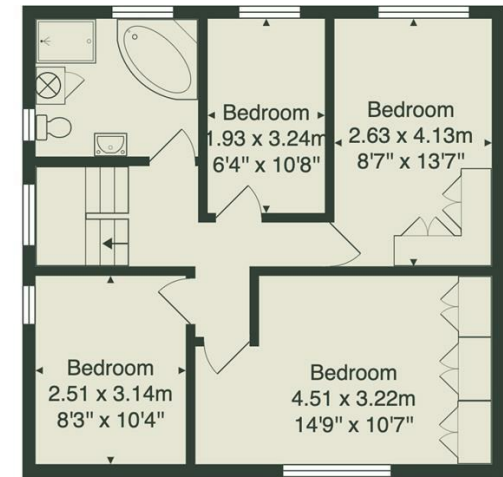
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Ground Floor

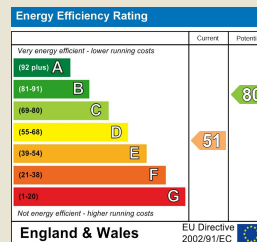


First Floor

Total Area: 122.4 m<sup>2</sup> ... 1317 ft<sup>2</sup>

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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