



Moor Park Crescent | | LS29 0PX

Asking price £415,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

12 Moor Park Crescent |
| LS29 0PX
Asking price £415,000

A truly outstanding and thoughtfully designed three double bedroomed bungalow, appointed to an exceptionally high standard throughout, nestled at the heart of a peaceful, well-established residential area.

Forming part of a sought after crescent of bungalows to the West side of Addingham, this inviting home offers highly versatile accommodation with low maintenance gardens to the front and rear. With an incredibly high specification, this impressive property is a true 'turn key' home including plenty of off-street parking and a garage/workshop that could be utilised as additional accommodation.

- Two/Three Bedrooms
- Two Bathrooms
- Extremely Well-Appointed
- Low Maintenance Gardens To The Front & Rear
- Driveway & Garage/Workshop
- Peaceful Setting

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

With oak flooring, useful store cupboard and a hatch to the loft.

Sitting Room

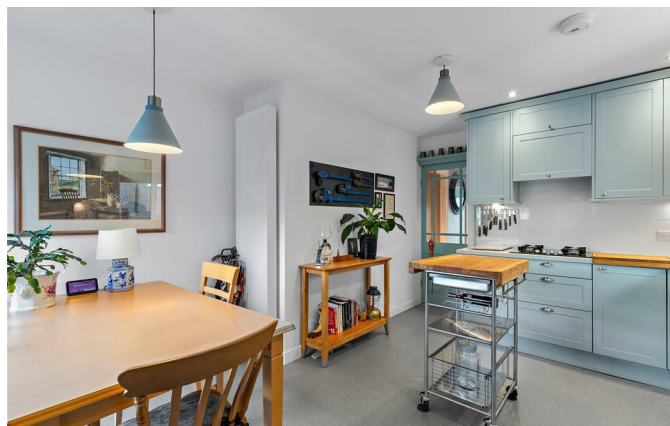
14'6 x 11'0 (4.42m x 3.35m)

A spacious sitting room featuring a gas fire with marble surround and stone hearth.

Snug/Bedroom

10'2 x 9'11 (3.10m x 3.02m)

Currently utilised as a cosy snug but large enough to function as a third double bedroom, enjoying an outlook towards Addingham Moorside.



With three bedrooms, two bathrooms and a garage/workshop that could be utilised as an additional bedroom or reception room, 12 Moor Park Crescent provides highly versatile and beautifully presented accommodation.



Dining Kitchen

13'8 x 11'10 (4.17m x 3.61m)

Well-appointed and comprising an extensive range of base and wall units with coordinating work surfaces and concealed lighting. Appliances include an oven, grill, slimline dishwasher and a fridge. A large window provides an outlook over the rear garden.

Utility Area

11'7 x 3'1 (3.53m x 0.94m)

Including recessed store cupboards with linen cupboard, freezer and a cupboard with plumbing for washing machine. French doors lead out to the rear garden.

Bedroom

13'0 x 11'5 (3.96m x 3.48m)

A generous double bedroom including a glazed door that leads out to the rear garden.

Shower Room

6'7 x 6'6 (2.01m x 1.98m)

With porcelain tiled floor and walls, underfloor heating, walk-in shower with glass screen, hand wash basin set within oak vanity unit, w.c and a heated towel rail.

Bedroom

9'7 x 9'5 (2.92m x 2.87m)

A further double bedroom featuring a recessed wardrobe and french doors leading to the rear garden.

En Suite

7'7 x 3'10 (2.31m x 1.17m)

With underfloor heating and comprising a walk-in rainfall shower with sliding glass door, hand wash basin within vanity unit, w.c and a heated towel rail.

Garage/Workshop

19'0 x 8'0 (5.79m x 2.44m)

Including a sink, abundance of power points and a hatch to the roof void. Accessed either internally via the utility area or via twin doors from the driveway.

Outside

Front Garden

With a variety of mature shrubs and bordered by a stone wall.



Rear Garden

A thoughtfully designed rear garden finished with high quality composite decking, including a raised bed as well as a stone-topped barbecue area.

Driveway

A tarmacadam driveway provides ample off-street parking.

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.

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>

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

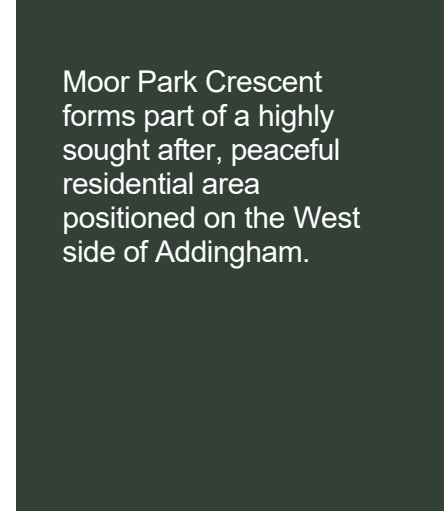
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

Council Tax

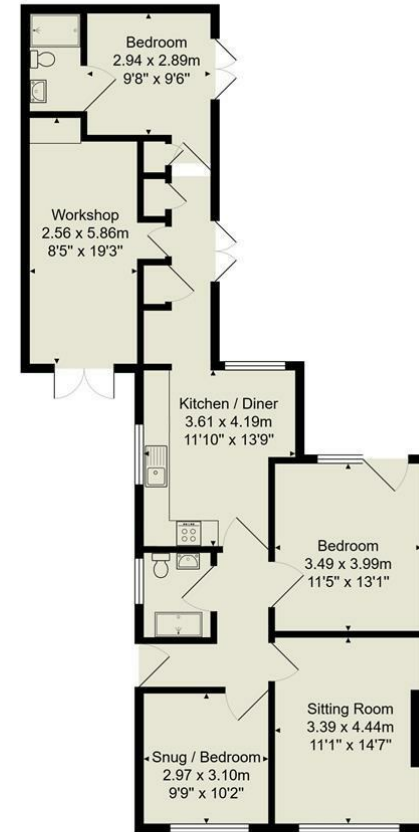
City of Bradford Metropolitan District Council Tax Band D.

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.



Moor Park Crescent forms part of a highly sought after, peaceful residential area positioned on the West side of Addingham.



Total Area: 101.1 m² ... 1088 ft²

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>