



Moor View | | LS29 0FD

Asking price £362,500

TW | **TRANMER
WHITE**
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8 Moor View |
Addingham | LS29 0FD
Asking price £362,500

For Sale with NO ONWARD CHAIN. An attractive three bed roomed home benefitting from a South facing garden and off-street parking for two cars, enjoying stunning far reaching views to the front and rear.

Nestled within a secluded cul de sac towards the top of Addingham village, this well-proportioned property was built in 2017 and forms part of a sought after, exclusive development.

- Cul De Sac Position
- Off-Street Parking
- Gorgeous Views
- No Onward Chain

With gas fired central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

Accessed via a composite door and with a window to the front elevation.

Cloakroom

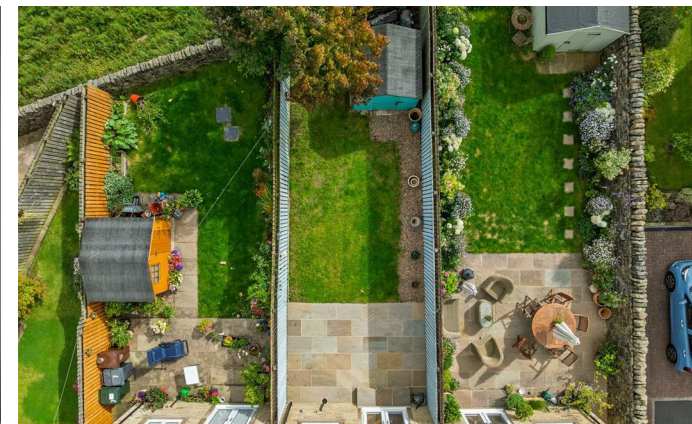
6'4 x 3'0 (1.93m x 0.91m)

Comprising a hand wash basin, WC and a window to the front elevation.

Sitting Room

18'4 x 15'2 (max) (5.59m x 4.62m (max))

Featuring an electric fire with stone surround and hearth. Additionally there is a recessed cloaks cupboard and an understairs cupboard plus a window to the front elevation.



To the front of the property is a block-paved driveway providing off-street parking for two cars.



Dining Kitchen

15'1 x 10'7 (4.60m x 3.23m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Integrated appliances include a four ring gas hob with hood over, dishwasher, fridge/freezer and provision for an oven. Oak flooring throughout, a cupboard housing the boiler and providing space for a dryer as well as French doors leading out to the South facing garden.

FIRST FLOOR

Bedroom

15'6 x 8'9 (4.72m x 2.67m)

An ample double bedroom with an attractive outlook over a field to the rear and towards Addingham Moorside.

Bedroom

13'7 x 8'9 (4.14m x 2.67m)

An second double bedroom with a far reaching outlook towards Beamsley Beacon.

Bedroom

10'2 x 6'0 (3.10m x 1.83m)

Enjoying views towards Addingham Moorside and a Southerly aspect.

Bathroom

7'10 x 6'0 (2.39m x 1.83m)

Comprising a bath with shower over plus glass screen, hand wash basin, W.C and heated towel rail.

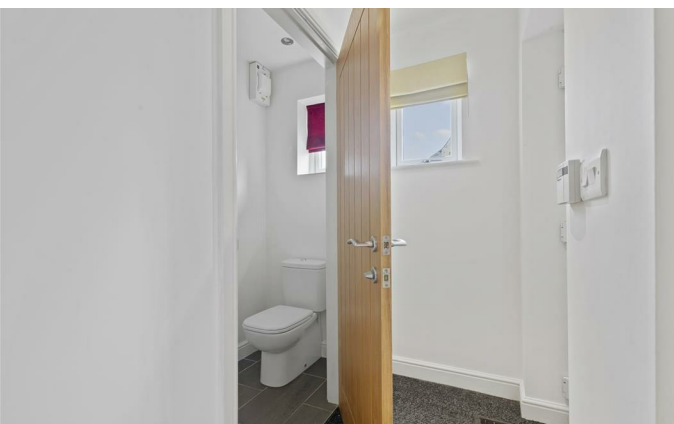
OUTSIDE

Rear Garden

An attractive South facing garden, both paved and lawned with a tree and garden shed. To the far end of the garden is a dry stone wall with an open outlook over the field beyond.

Driveway

A block-paved drive providing off-street parking for two cars.



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.

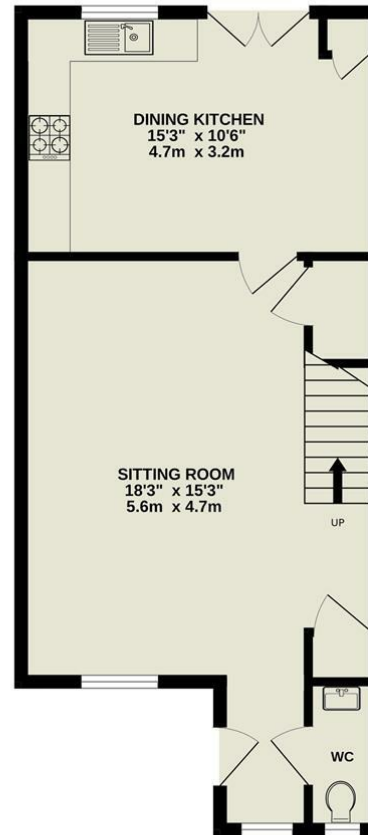


French doors lead from the spacious dining kitchen to a beautiful South facing garden.

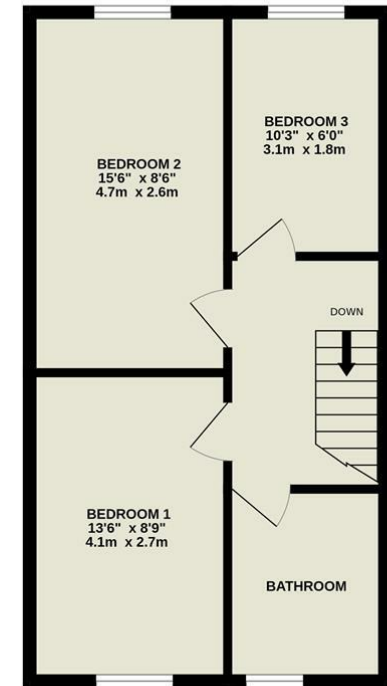




GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



FIRST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is to their operability or efficiency can be given.
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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	96
	85
England & Wales	EU Directive 2002/91/EC

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