



Moor Park Crescent | | LS29 0PX

Asking price £295,000

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Trusted Estate Agents

14 Moor Park Crescent |
Addingham | LS29 0PX
Asking price £295,000

A well-proportioned two bedroomed bungalow nestled within a peaceful and well-regarded residential area, situated close to Addingham village centre.

This charming bungalow is now in need of modernisation and features a low maintenance paved garden, off-street parking for two cars and a garage.

- Sought After Location
- Ample Off-Street Parking
- Low Maintenance Garden
- Open Plan Dining Kitchen

With gas central heating, the accommodation comprises:

Ground Floor

Covered Entrance

Entrance Porch

Tiled floor, glazed door leading to:

Entrance Hall

19'11 x 4'9 (6.07m x 1.45m)

Sitting Room

10'11 x 14'11 (3.33m x 4.55m)

An inviting reception room enjoying an outlook towards Addingham Mooride.



The property benefits from a Southerly aspect to the front and looks towards Addingham Moorside.



Dining Kitchen

16'3 x 11'8 (4.95m x 3.56m)

Kitchen:

Comprising a range of base and wall units with coordinating work surfaces. Appliances include an oven, four ring gas hob, plumbing for washing machine and space for a fridge/ freezer.

Dining Area:

Featuring an electric fire, wood panelled walls and a window to the side elevation.

Bedroom

12'1 x 9'6 (3.68m x 2.90m)

An ample double bedroom featuring a range of fitted wardrobes, two reading lights and an outlook over rear garden.

Bedroom

9'0 x 9'8 (2.74m x 2.95m)

With a fitted wardrobe and window to side elevation.

Bathroom

6'6 x 8'9 (1.98m x 2.67m)

Comprising a bath with shower over, hand wash basin, w.c, fitted store cupboard and a window to the side elevation.

Rear Porch

Garage

17'4 x 9'11 (5.28m x 3.02m)

Can be accessed either externally via the garage door or internally via the entrance hall. Mezzanine storage area and a hatch to roof void.

Outside

Rear Garden

A low maintenance paved garden enjoying a good degree of privacy, including a greenhouse and pond.

Driveway

Tarmacadam driveway 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.

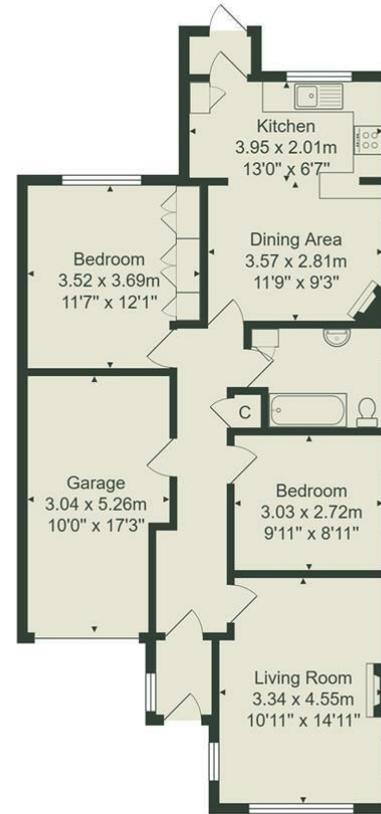


A useful garage can be accessed either externally via the garage door or internally via the entrance hall.





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Total Area: 88.6 m² ... 953 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.
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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		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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