



Moor Park Drive | LS29 0PU

Asking price £395,000

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39 Moor Park Drive | |
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This attractive semi-detached bungalow offers smart and generous living space, ideal for those seeking comfort and style in a single-level home. Thoughtfully laid out, the property boasts two well-proportioned double bedrooms, one with an en suite.

The heart of the home opens onto a charming, South-facing garden, beautifully maintained and designed for low upkeep - ideal for enjoying sunny afternoons. Additional features include off-street parking for two cars and a garage, providing ample storage and convenience.

- Two Double Bedrooms
- Two Reception Rooms & Two Bathrooms
- Easily Maintained South Facing Garden
- Two Reception Rooms
- Peaceful Sought After Location

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

15'3 x 2'10 (4.65m x 0.86m)

A welcoming entrance hall boasting a high quality laminate wood floor.

Breakfast Kitchen

11'3 x 8'4 (3.43m x 2.54m)

A quaint breakfast kitchen comprising a good range of base and wall units with timber worksurfaces. Integrated appliances include: oven, four ring gas hob with hood over, microwave, dishwasher and fridge freezer.



A standout feature is the thoughtfully designed, South facing garden that offers a high degree of privacy and an outlook towards Addingham Moorside.



Sitting Room

13'4 x 16'4 (4.06m x 4.98m)

A generous sitting room featuring a gas fire with stone surround and hearth. A wide opening flows through to:

Dining Room

14'6 x 11'7 (4.42m x 3.53m)

Enjoying an abundance of natural light via two velux windows, window to the rear elevation and wide French doors to the garden. Also including a vaulted ceiling adding to the room's spacious feel.

Principal Bedroom

11'11 x 9'11 (3.63m x 3.02m)

A double bedroom with recessed walk-in wardrobe and outlook over the rear garden. Fitted with a linen cupboard and under unit housing plumbing for a washing machine plus space for a dryer.

En Suite

7'1 x 4'8 (2.16m x 1.42m)

Leading on from the principal bedroom is a handy en suite bathroom comprising a walk-in shower with sliding glass doors, hand wash basin, W.C and heated towel rail.

Bedroom

11'11 x 9'1 (3.63m x 2.77m)

A cosy double bedroom at the front of the property with a window to the front elevation and plantation shutters.

Bathroom

6'4 x 7'4 (1.93m x 2.24m)

Comprising a bath with shower over and glass screen, hand wash basin, W.C and a linen cupboard.

OUTSIDE

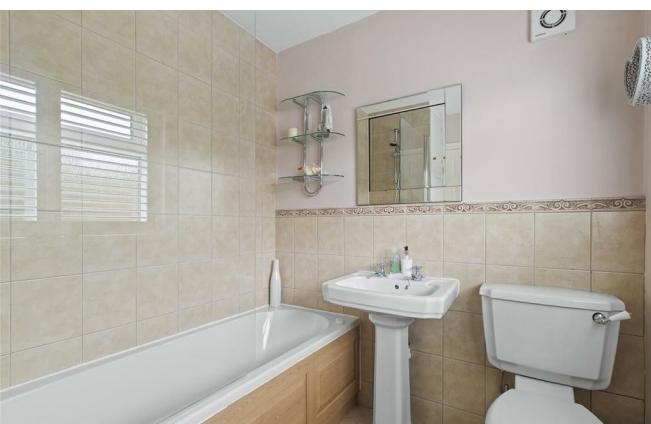
Garage

15'1 x 7'11 (4.60m x 2.41m)

Accessed via an electric roller door and including power plus light. Hatch to loft.

Driveway

A tarmac driveway providing off-street parking for two cars.



Rear Garden

A charming south facing garden, tidy and low maintenance with gravelled and paved areas. Also including well-stocked flower beds, plenty of mature shrubs and a garden shed.

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



The property is nestled within a highly sought after residential area, positioned within easy reach of the village centre.





Total Area: 96.7 m² ... 1041 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	62	
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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