DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £419,000

- Corner plot position
- Very well presented throughout
- Three double bedrooms
- Luxury house bathroom
- Open plan living dining kitchen area
- Off street driveway parking
- Lower ground floor store/study/gym space
- Newly installed boiler
- NO CHAIN

9 Moor Park Drive, Addingham, Ilkley

Located in this popular residential location and enjoying a corner plot position is this very well appointed and thoughtfully extended three bedroom semi detached home.

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9 Moor Park Drive, Addingham, Ilkley, West Yorkshire, LS29 0PU

Skipton 6 miles, Harrogate 19 miles, Leeds 21 miles
(all distances approximate)

General remarks

Located to the western side of Addingham in this popular residential location is this well-appointed and extended semi-detached home that is likely to appeal to a wide range of potential purchasers.

The accommodation, which is principally arranged over one floor, includes an entrance hall, three double bedrooms, a luxury bathroom and an impressive open plan living dining kitchen with a good-sized sitting room and WC off, featuring a gas stove and access to the front garden. The kitchen benefits from modern fitted units and a central island as well as space for an additional seating area which is currently used as a study space, and which leads through to a rear vestibule with access to a raised, decked seating area. Found to the under croft of the property is a versatile space with its own access that would lend itself to an independent study space/gym or accessible storage space. To the outside there is a lawned garden to the front that wraps around the property to a pleasant and private paved seating area, as well as a driveway to the rear. Planning permission for a loft conversion with front dormer window was granted in May 2022 (22/01448/HOU).

The traditional village of Addingham enjoys a beautiful location in the heart of Wharfedale, a short drive away from the Yorkshire Dales National Park and Duke of Devonshire's estate at Bolton Abbey and equidistant with nearby Ilkley – a former Victorian spa town renowned for its heritage, quality of schooling and retail opportunities. The village itself offers a broad range of amenities including everyday shops, primary school, sports clubs, numerous pubs/restaurants and churches of a number of denominations. The community enjoys excellent connectivity with the surrounding countryside.

Public transport connects with nearby Ilkley, which has a highly regarded Grammar School and excellent rail services providing links into both Leeds and Bradford. From the former, there are numerous connections throughout the day to London Kings Cross. Leeds Bradford International Airport is just some 13 miles distant.

Directions

From our office in Ilkley proceed towards Addingham, entering the village from the foot of the bypass. Continue ahead, passing through the Main Street and immediately opposite the Craven Heifer turn left onto Silsden Road. Take the next right and continue ahead to the T junction before turning left onto Moor Park Drive where the property will be found after a short distance on the left hand side. What3words legal.prance.reactions

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Planning permission for a loft conversion with front dormer window was granted in May 2022 (22/01448/HOU).
- All mains services and double glazing are installed, a newly installed gas-fired boiler provides heating and hot water.
- Driveway parking

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

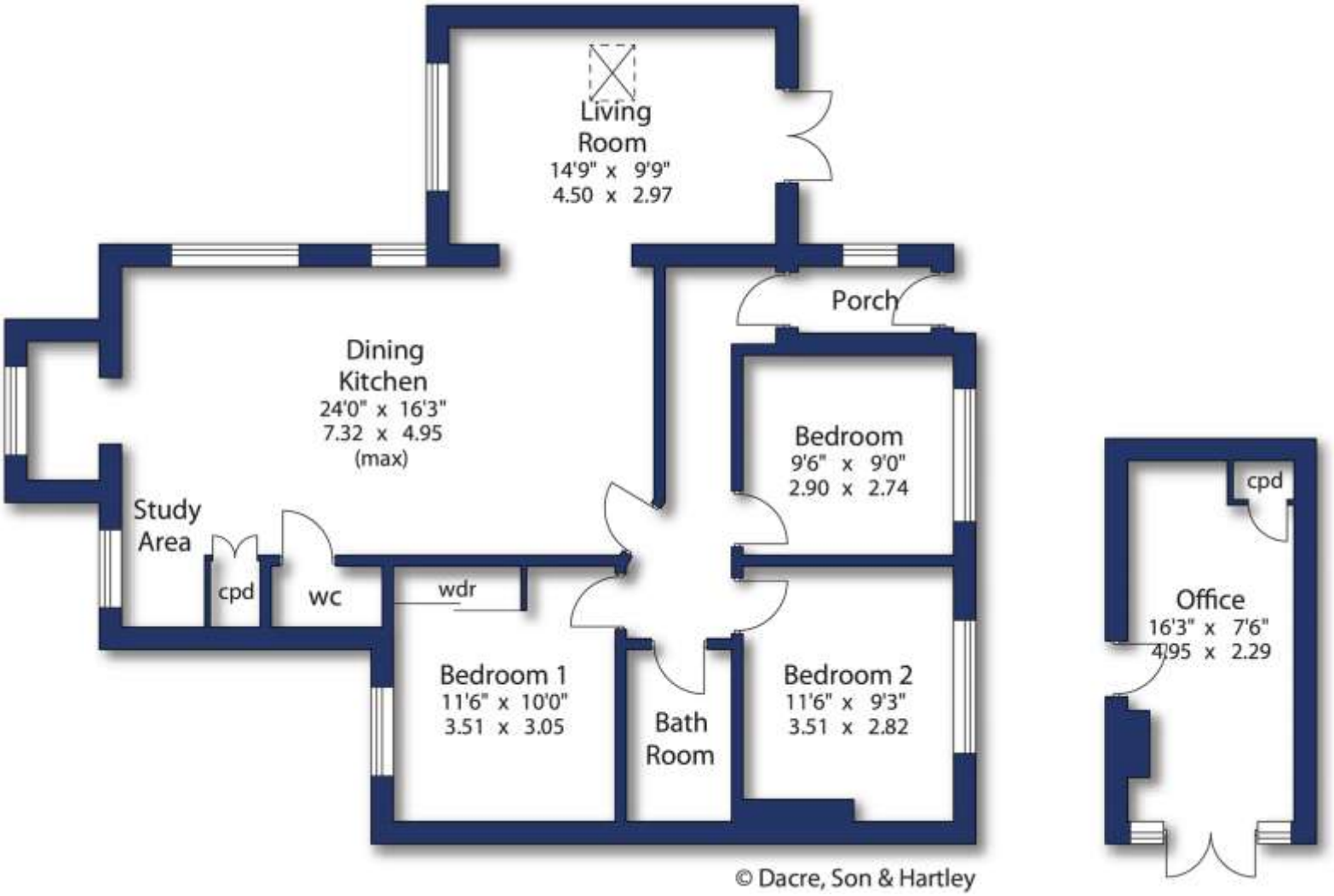
Referral fees

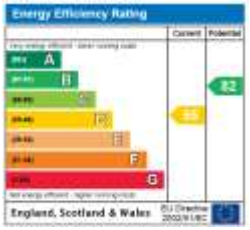
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: ILK170015





Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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