



Guide Price £365,000

- Semi-detached with conservatory
- Three bedrooms, two bathrooms
- Stunning long distance views
- Open plan living/dining room
- Private driveway
- Garden front and rear
- Superb village location

3 Wharfe Park, Addingham, Ilkley, LS29 0QZ

A nicely presented three bedroomed, semi-detached house set in a quiet cul-de-sac location in the popular village of Addingham. Offering accommodation over two floors along with conservatory, ground floor shower room, garage and gardens.

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3 Wharfe Park, Addingham, Ilkley, West Yorkshire, LS29 0QZ

Harrogate 19 miles, Skipton 9 miles, Leeds 21miles (all distances approximate)

General remarks

Entrance hallway with a modern composite door to the side, window to the front, radiator, stairs to the first floor

and an understairs storage cupboard.

From the hall, into the living room with upvc window to the front, radiator and wood fireplace with marble hearth, surround and an electric fire. Open to the dining room with radiator, serving hatch to the kitchen and upvc sliding doors into the conservatory. The conservatory has glass to three sides, a radiator and door leading out to the rear garden. The kitchen offers a selection of wall, drawer and base units with worktop surfaces over, stainless steel sink with drainer, boiler, a pantry cupboard, part tiled walls, wood effect vinyl flooring and a window to the side. From the kitchen is a ground floor shower room with a three piece suite comprising of, an oversized shower cubicle, low flush w.c., wash hand basin with vanity unit below, chrome heated towel rail, part tiled walls and tiled

flooring.

To the first floor landing with a window to the side, storage cupboard and loft access with a pull down ladder and light. The master bedroom has a window the front, fitted wardrobes and a radiator. Bedroom two with a radiator and a window to the rear having views overlooking the beck, garden and hills in the distance. Bedroom three has a window to the front and radiator. The family bathroom provides a three piece suite with a white panelled bath with shower over, low flush w.c., pedestal wash hand basin, tiled walls radiator, upvc window to rear and wood effect flooring.

Directions

From Skipton proceed towards Ilkley/Addingham and at the first roundabout proceed forward and then take the turning signposted towards Grassington and Bolton Abbey. Continue ahead following the road round to the left and then to the right. Wharfe Park will be seen to the left hand side. The property is located on the left marked by our Dacre, Son & Hartley 'For Sale' board.

what3words handicaps.moved.boards

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage are installed. Domestic heating is from a gas fired boiler.
- Driveway parking is on site for at least two cars.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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 £34.20 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.

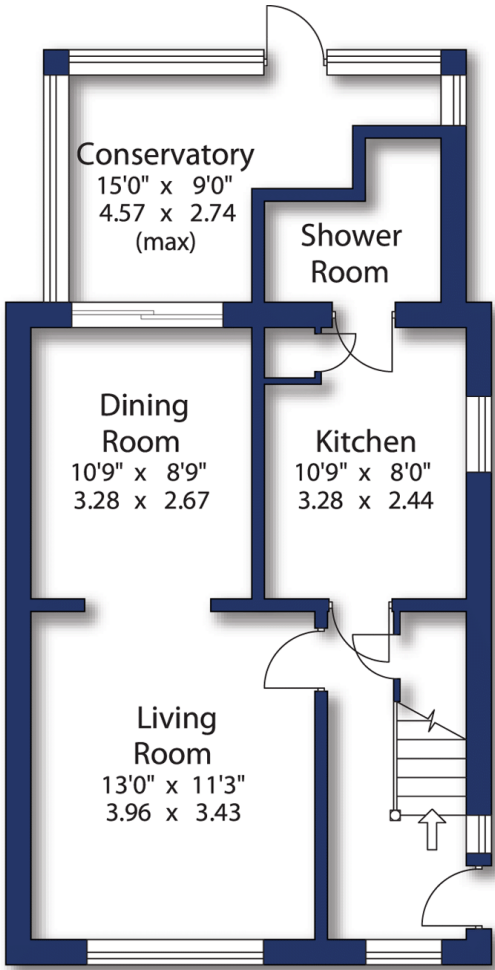
Referral fees

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.

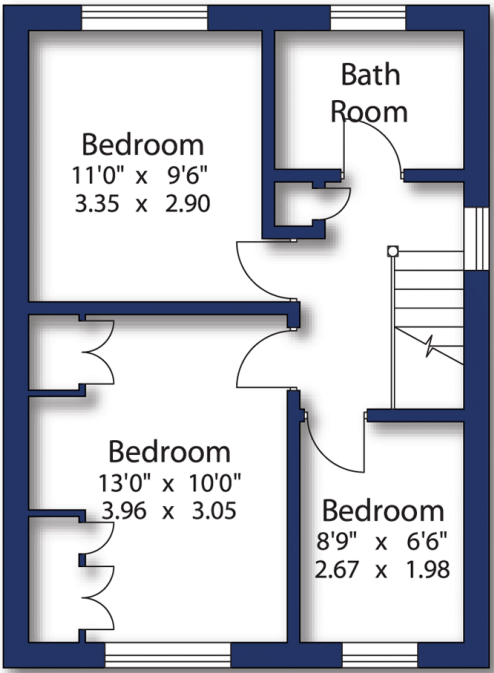
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Floorplans

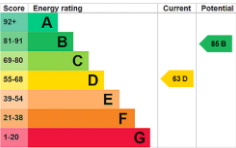


Ground Floor



First Floor

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