



15 Moor Park Drive, Addingham

Offering deceptively spacious, very well appointed accommodation featuring spacious open plan living and four bedrooms, is this semi-detached home enjoying a large southerly facing rear garden with elevated views in this popular village location.

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15 Moor Park Drive, Addingham, Ilkley, LS29 0PU

Harrogate 19 miles, Skipton 6 miles, Leeds 22 miles (all distances approximate)

Guide Price: £440,000

- Four bedroom semi-detached home
- Planning permission for extension to rear (22/05174/HOU)
- Spacious open plan living
- Stylishly appointed
- Flexible accommodation
- Southerly facing rear gardens
- Off street driveway parking



General remarks

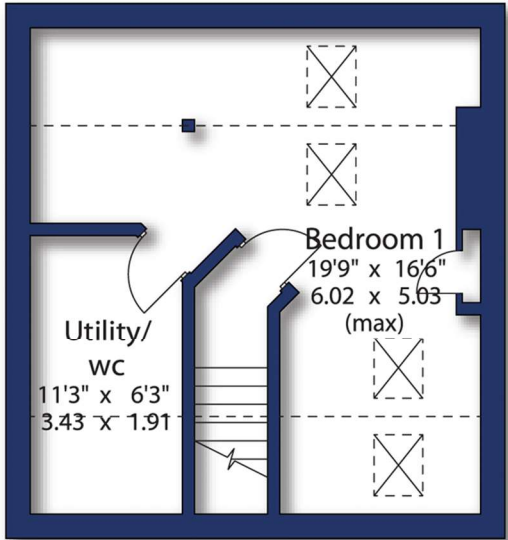
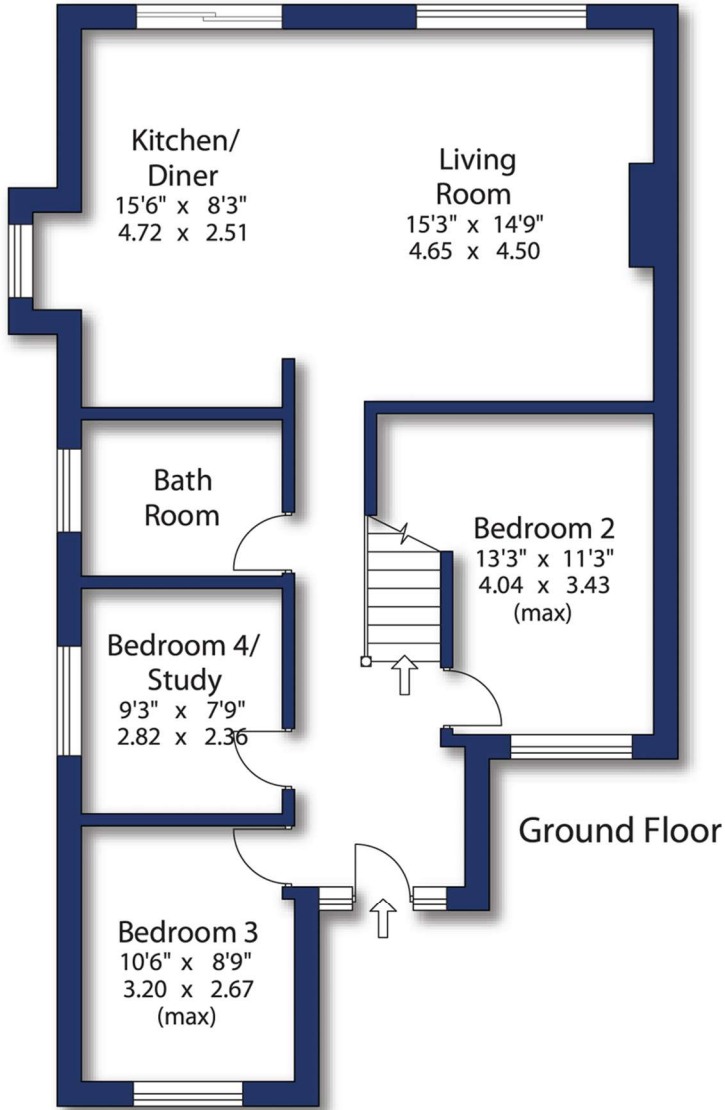
Positioned on this ever-popular address at the top of Addingham village, this four bedroom semi-detached home offers generous and substantial living space with a flexible layout that is sure to appeal to a wide range of buyers' requirements. This property has been transformed from its original layout into a spacious home with stylish accommodation and offers further potential still having planning permission to extend to the rear of the property to create lower ground floor accommodation with a balcony above (22/05174/HOU).

To the ground floor the accommodation includes a welcoming entrance hall, three bedrooms and house bathroom, open plan living/dining kitchen with wood burning stove and access to the elevated rear deck seating area which is a fantastic place from which to admire the garden and elevated views towards Ilkley. To the first floor is a further double bedroom and useful Utility/WC. To the outside there is ample off-street parking with a front garden and driveway running down

the side of the property. To the rear, there is a tiered garden with a nice lawn area as well as raised beds and fruit trees, including pleasant seating areas and access over a beck to a further garden area (see Agents' Notes), all enjoying a southerly aspect.

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 with multiple footpaths affording access either onto the surrounding moors or to the riverside.

Floorplans



First Floor © Dacre, Son & Hartley

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Contact us



01943 600655



ilkley@dacres.co.uk

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 ducks.composts.patting

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Planning permission granted for lower ground floor rear extension with a balcony above (22/05174/HOU).
- Beyond the beck at the bottom on the garden is an area of unregistered land that our clients state they have had interrupted use of during their ownership.
- All mains services are installed. Gas-fired boiler.
- Off street parking on driveway

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. Dacres Ref: OTL240164