DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



15 Moor Lane, Addingham, Ilkley

A smartly presented and extended family home on this popular address within walking distance of open countryside and the many amenities available within Addingham village.

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15 Moor Lane, Addingham, Ilkley, West Yorkshire, LS29 0PS

Skipton 6 miles, Harrogate 19 miles, Leeds 22.5 miles (all distances approximate)

Guide Price: £475,000

- Attractive stone-built family home
- Extended accommodation
- Southerly facing garden with far reaching views
- Generous off street parking
- Popular village location
- No onward chain







General Remarks

Found in this popular area is this smartly presented and thoughtfully extended semi-detached family home with accommodation planned over two levels. It has gas central heating and is double glazed throughout.

To the ground floor, an entrance hall gives access to:

- Good-sized sitting room with bay window and feature fireplace.
- Spacious living/dining room with patio doors on to the decked terrace that leads to the rear garden.
- Utility room with sink and plumbing for washing machine plus plug points for other white goods.
- Downstairs cloakroom, and WC with vanity sink and heated towel rail.
- Modern fitted kitchen with a range of cupboard units, integrated fridge/freezer and dishwasher, gas hob and eye-level double oven.

To the first floor there are:

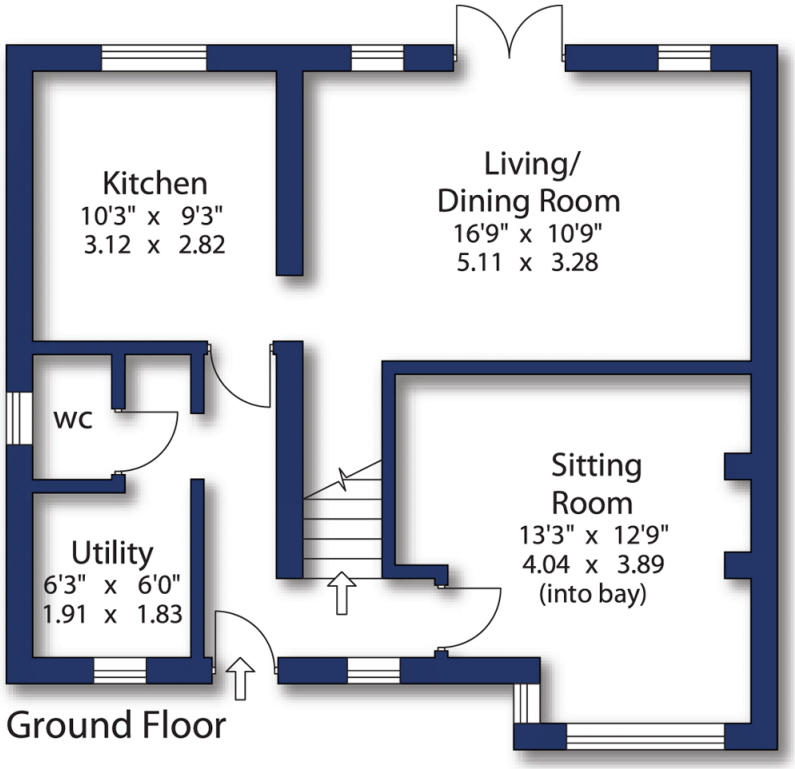
- Three spacious double bedrooms, the primary with en-suite shower room and heated towel rail.
- Modern house bathroom including a shower over the bath, heated towel trail and useful airing cupboard.
- A loft ladder gives access to a full length, boarded loft providing a useful storage area.

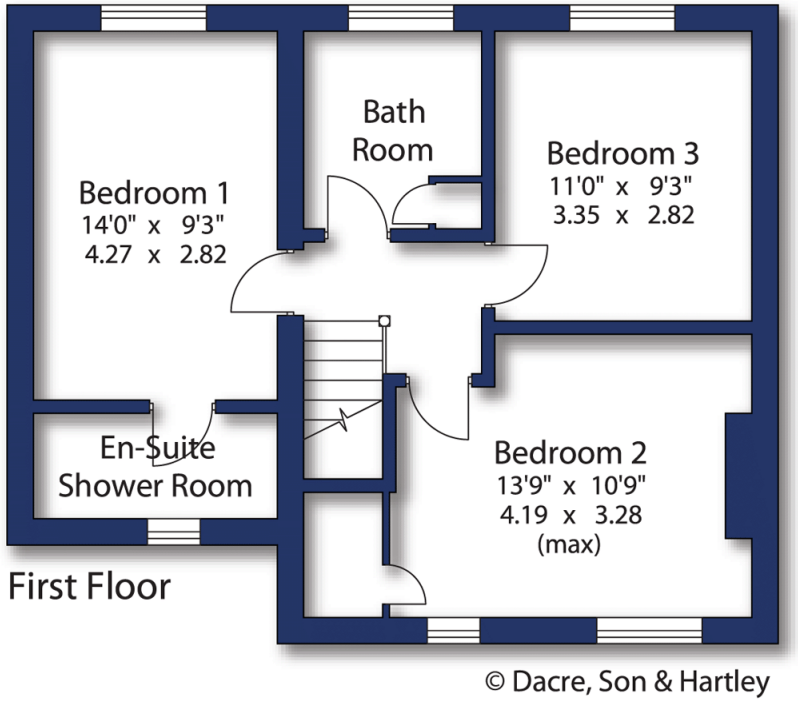
To the outside:

- Ample driveway parking to the front, whilst to the rear is an enclosed, southerly facing lawned garden with a shed, flower beds/trees/shrubs to three sides, and a small beck at the bottom.
- External taps and electricity sockets to both the front and rear of the property.

Moor Lane is situated towards the western edge of this popular village community. 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, cultural and social amenities 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. Public transport connects with nearby Ilkley, which has a highly regarded Grammar School and excellent rail services providing frequent links into both Leeds and Bradford. From the former, there are numerous connections throughout the day to London Kings Cross.

Floorplans



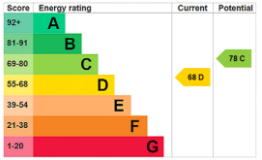


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01943 885 400

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Contact us

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ilkley@dacres.co.uk

Directions

From the centre of Ilkley follow A65 in the Skipton direction. After about two miles just after the road splits into the dual carriageway, turn right into Addingham on Main Street, pass through the village and as you reach the Craven Heifer public house on your right, follow the road on a right hand bend as it becomes Skipton road. After 100 metres turn left onto Moor Lane where the property will be found on the left hand side. What3Words banquets.sushi.scarf

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council, Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating.
- Off street driveway parking.

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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