



Guide Price £385,000

- No chain
- In need of modernisation
- Two/three bedrooms
- Integral garage
- Large plot
- Views over fields to rear

Ethete, 82 Moor Lane, Addingham, Ilkley

Now in need of complete modernisation is this detached two/three bedroom bungalow set within a large plot which backs onto open fields to the rear.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

Tel: 01943 600655

Email: ilkley@dacres.co.uk



Ethete, 82 Moor Lane, Addingham, Ilkley, West Yorkshire, LS29 0PR

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

General remarks

Located on this popular residential address towards the western side of Addingham village and close to open countryside is this detached bungalow that provides an opportunity for somebody to modernise to their own

personal requirements. The accommodation is arranged principally over one level and includes an entrance hall, kitchen, sitting room with double doors to the rear garden, dining room/bedroom three, large conservatory, two double bedrooms, shower room and integral garage with store place above.

The property sits well within this very large plot that provides a good-sized front garden with driveway parking, whilst to the rear is an equally generous garden with outbuilding/store and pleasant views open fields.

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.

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. Take the first left onto Moor Lane, and continue for around 500 yards where the property will be found on the left hand side. What3words ships.dirt.albums

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired central heating
- Driveway parking and integral garage.

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.

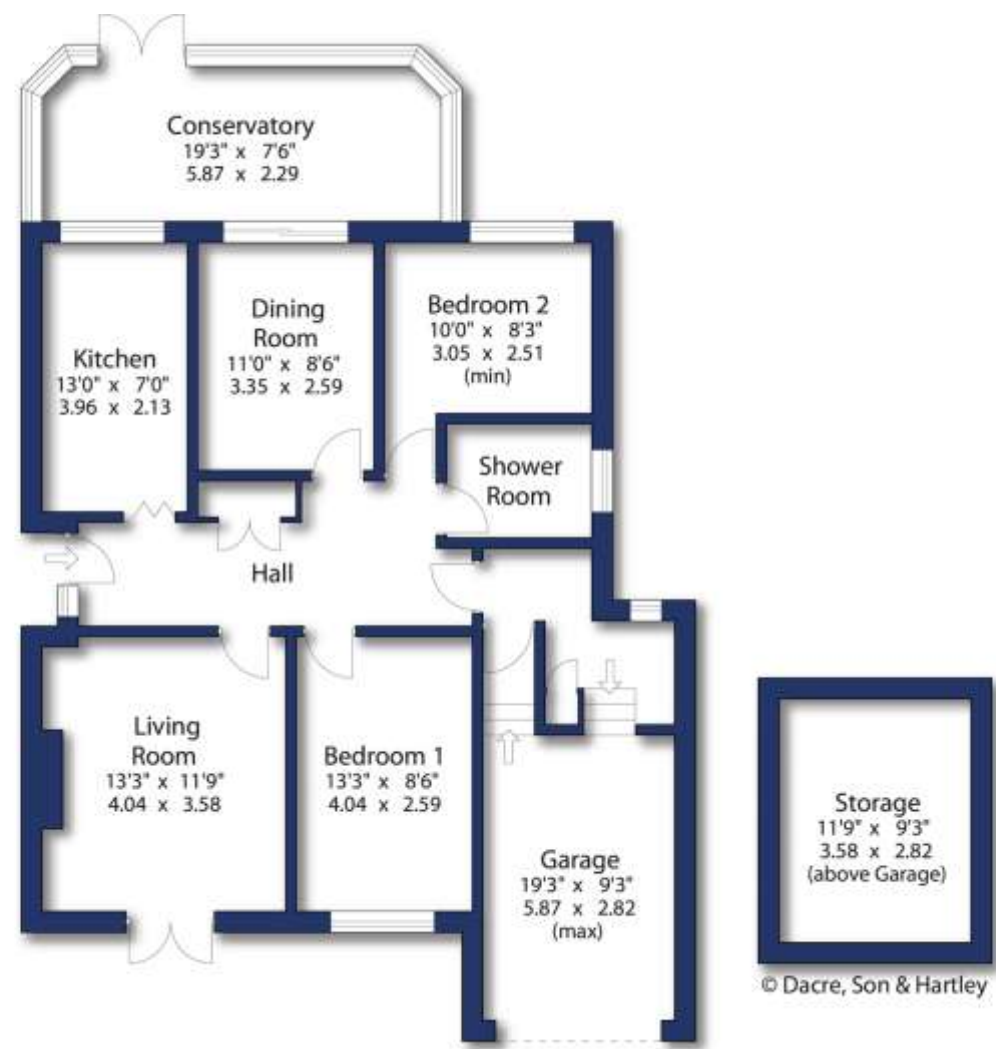
Referral fees

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



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Contact us

01943 600655

ilkley@dacres.co.uk