



8 Moor Lane, Addingham

A stunning character cottage offering spacious and well-appointed accommodation, featuring an open plan dining kitchen, boot room, two reception rooms, three bedrooms and useful stone cellars. Located in this popular part of Addingham village.

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8 Moor Lane, Addingham, Ilkley, West Yorkshire, LS29 0PR

Skipton 6.5 miles, Harrogate 20.5 miles, Leeds 21.5 miles (all distances approximate)

Guide Price: £469,950

- Spacious character cottage
- Sought after village location
- Three bedrooms – including primary with mezzanine level
- Two reception rooms
- Two large cellar rooms with external door
- Boot room and WC
- Southerly facing enclosed, low maintenance garden



General Remarks

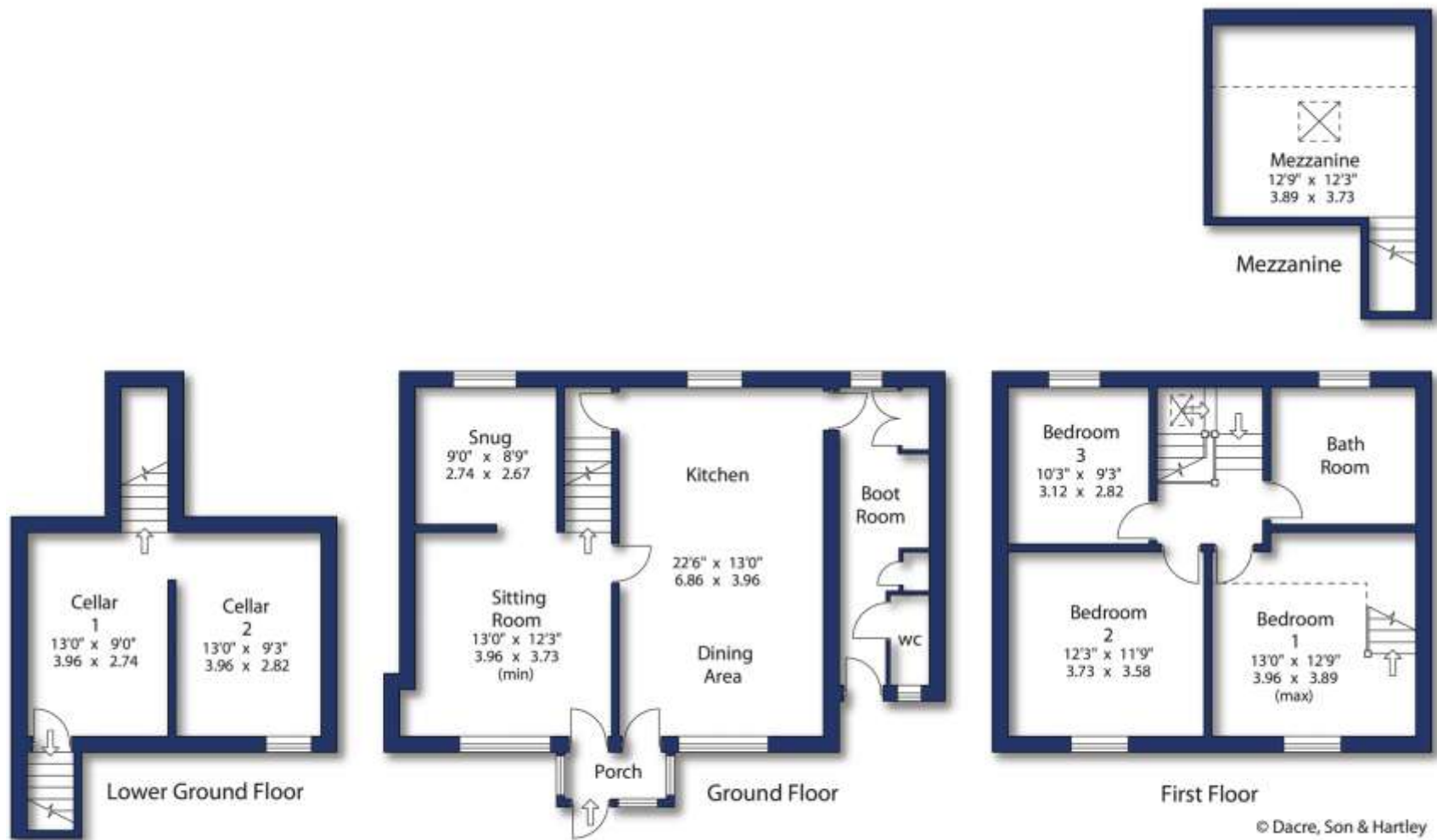
This is a rare opportunity to purchase such an impressive, characterful and tastefully presented home on this sought after village address.

The property offers spacious accommodation that includes to the ground floor, entrance porch that opens to a large open plan dining kitchen featuring wood burning stove, stone flagged floor with under floor heating which runs throughout the ground floor, modern fitted kitchen. The sitting room boasts many character features, including a wood burning stove. Accessed from the sitting room is the rear snug currently in use a guest bedroom could also be used as a study or music room. The boot room, accessed from the kitchen, is a practical asset to the property providing a downstairs wc and ample storage whilst also housing the boiler. To the first floor stairs turn to a central landing with spacious house bathroom with bath and separate free-standing shower, a most impressive primary bedroom with steps leading to a large mezzanine level and two further bedrooms, one providing loft access.

The property also has the convenience of two large cellar rooms with their own external door and to the outside there is a landscaped, low maintenance garden enjoying a southerly aspect.

Moor Lane forms part of a popular residential neighbourhood situated towards the northwestern fringe of this attractive Wharfe valley village community close to the Yorkshire Dales National Park and just over 3 miles to the west of Ilkley. Addingham remains one of the area's most sought after village communities, providing a traditional living environment with local shops, a primary school and churches of a number of denominations as well as sports clubs and a good choice of pubs/restaurants. Public transport connects with nearby Ilkley where there is first class shopping as well as frequent rail services throughout the day into the local cities of Leeds and Bradford.

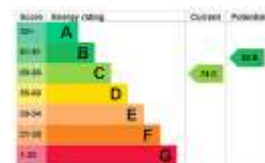
Floorplans



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 Dacres Surveys
Call for a quote
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Directions

Travelling along the A65 from Ilkley to Addingham proceed up the by-pass and take the third exit to the right at the roundabout. Continue down Silsden Road to the junction with the village Main Street by the Craven Heifer. Turn left onto Skipton Road and then left onto Moor Lane. The property will be found after a short distance on the right hand side. What3Words: ships.dirt.albums

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- The property is located within the Addingham conservation area
- All mains services installed with central heating and under floor heating throughout the ground floor
- On street 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. Dacres Ref: ILK250293

Contact us



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