



Moor Lane | | Addingham | LS29 0PS

Asking price £265,000

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WHITE**
Trusted Estate Agents

45 Moor Lane |
Addingham | LS29 0PS
Asking price £265,000

An attractive brick built mid town house offering well proportioned accommodation in an established neighbourhood close to the edge of the village. The accommodation, which would benefit from some updating, provides a hallway, sitting room and a fitted kitchen with an adjoining kitchen on the ground floor whilst at first floor level there are three bedrooms and a shower room.. There are gardens to both front and rear and a garage is included in the sale.

- Easily Managed Mid Town House
- In Need Of Some Updating
- Sitting Room
- Kitchen With Separate Dining Area
- Three Bedrooms
- Shower Room
- Single Garage
- Gardens To Front & Rear
- Council Tax Band C
- EPC Rating C

GROUND FLOOR

Reception Hall

5'7" x 4'7" (1.70m x 1.40m)

With a panelled entrance door.

Sitting Room

14'7" x 12'5" (4.45m x 3.78m)

With a decorative fireplace having a wooden surround, marble interior and housing an electric fire. Three wall light points. Moulded ceiling cornice and an understairs store cupboard.

Dining Area

9'1" x 8'0" (2.77m x 2.44m)

With fitted cupboards and drawers. A glazed door leads to the rear garden.

Adjoining Kitchen

9'1" x 8'0" (2.77m x 2.44m)

With a stainless steel sink unit and a range of fitted base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled surround. Plumbing for an automatic washer and space for a fridge.

FIRST FLOOR

Landing

With a cylinder cupboard.



An attractive brick built mid town house offering well proportioned accommodation in an established neighbourhood close to the edge of the village.



Bedroom

9'0" x 8'7" (2.74m x 2.62m)

With open views to the rear.

Bedroom

12'7" x 9'0" (3.84m x 2.74m)

With recessed wardrobes. Window to the front elevation.

Bedroom

9'6" x 6'6" (2.90m x 1.98m)

With fitted cupboards. Window to the front elevation.

Bathroom

With a shower cubicle, wash basin and a low suite wc. Window to the rear elevation.

OUTSIDE

Single Garage

There is a single garage located in a row of garages to the left of the property.

Gardens

The property has gardens to both front and rear.

Addingham

With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by Ofsted in 2023. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds, Bradford and London.

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

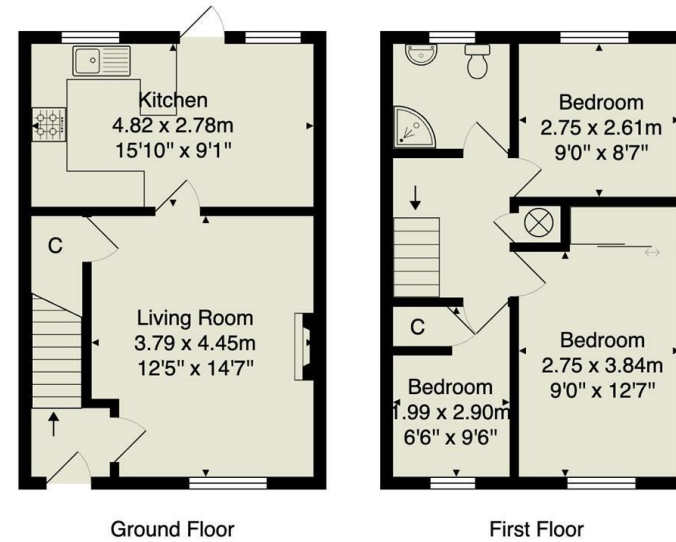
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Please Note

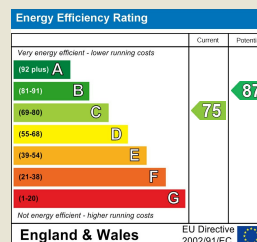
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Tenure

We are informed by the client/s that the property is Freehold.



All measurements are approximate and for display purposes only.
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