



Moor View | | Addingham | LS29 0FD

Asking price £685,000

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11 Moor View |
Addingham | LS29 0FD
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An outstanding and immaculately presented four double bedroomed, three bathroom family home nestled within a peaceful and secluded cul de sac towards the top of Addingham village, enjoying far reaching views towards Beamsley Beacon and including ample off-street parking as well as a garage.

- Substantial Detached Family Home
- Far Reaching Views
- Four Double Bedrooms / Three Bathrooms
- Off-Street Parking & Garage
- Cul De Sac Location
- Superb Open-Plan Dining Kitchen

With gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Hall

23'8 x 6'1 (7.21m x 1.85m)

An inviting entrance hall featuring an oak and glass staircase leading to the first floor. The hall also has an understairs store cupboard and a window to the front elevation.

Cloakroom

5'6 x 3'0 (1.68m x 0.91m)

Comprising oak flooring, a hand wash basin, WC and window to the front elevation.

Sitting Room

16'10 x 12'10 (5.13m x 3.91m)

A generous reception room including a wood burning stove on slate hearth and a Westerly aspect.



The property features beautifully maintained, principally lawned gardens to the front and rear.



Living Room/Office

11'5 x 10'4 (3.48m x 3.15m)

A versatile reception room with an outlook over the front garden.

Dining Kitchen

30'3 x 12'0 (9.22m x 3.66m)

The open plan dining kitchen comprises an extensive range of base and wall units with coordinating granite worksurfaces and a Belfast sink. Integrated appliances include two ovens, a fridge/freezer and a 5-ring gas hob with hood over. Two windows to the rear elevation allow for plenty of natural light while French doors lead out to the garden. Ample space for both a living and dining area and a wood burning stove.

Utility

10'3 x 5'1 (3.12m x 1.55m)

Comprising base and wall units with coordinating worksurfaces, plumbing for a washing machine and space for a dryer. There is also a door giving access to the garage.

FIRST FLOOR

Bedroom

13'0 x 13'4 (3.96m x 4.06m)

A generous double bedroom enjoying views over fields and towards Beamsley Beacon.

Ensuite

9'0 x 5'2 (2.74m x 1.57m)

With a walk-in rainfall shower, hand wash basin, WC and a heated towel rail.

Bedroom

14'6 x 10'9 (4.42m x 3.28m)

An ample double bedroom with a window providing a Westerly aspect.

Ensuite

12'4 x 4'7 (3.76m x 1.40m)

Comprising a walk-in rainfall shower, hand wash basin, WC and a heated towel rail.

Bedroom

15'7 x 11'3 (4.75m x 3.43m)

An third double bedroom with a far-reaching outlook towards Beamsley Beacon.

Bedroom

13'4 x 10'0 (4.06m x 3.05m)

A fourth double bedroom with a window to the front elevation.



Bathroom

6'5 x 7'3 (1.96m x 2.21m)

Comprising a bath with shower over, hand wash basin within vanity unit, WC and heated towel rail.

OUTSIDE

Front Garden

Featuring a lawn as well as a paved seating area boarded by a stone wall.

Rear Garden

The rear garden consists of a large two-tiered paved seating area and well kept lawn with well-stocked flower beds. Enclosed by a stone wall.

Driveway

Ample space for two cars.

Garage

19'4 x 9'10 (5.89m x 3.00m)

Accessed either via a single door from the utility or an electric garage door. There is lighting plus power and a door to the garden.

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.

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.

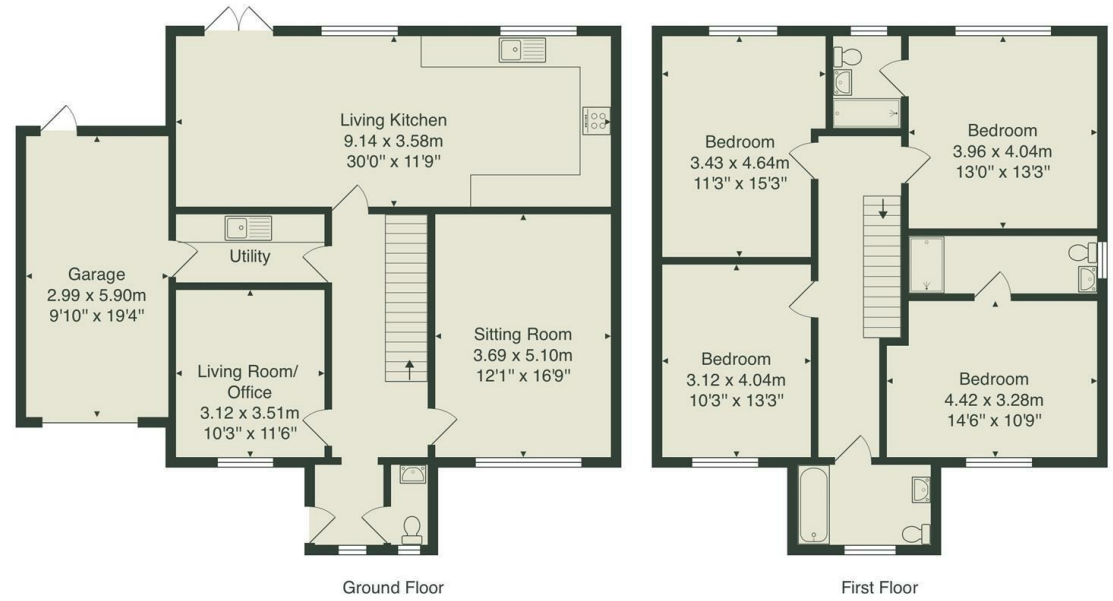
Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Appointed to a very high standard throughout, 11 Moor View is the definition of a 'turn key home'.





Total Area: 189.7 m² ... 2042 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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