



## Moor Lane, Ilkley, LS29 0PS

Asking Price £599,950

- STONE-BUILT, SEMI-DETACHED PROPERTY
- PRIVATE DRIVEWAY & EV CHARGING POINT
- SOUTH FACING GARDEN
- UNDER FLOOR HEATING DOWNSTAIRS
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR GENEROUS DOUBLE BEDROOMS
- ADJOINING GARAGE WITH POWER & LIGHTING
- TWO BEDROOMS WITH EN-SUITE SHOWER ROOMS
- IDEAL FAMILY HOME
- HIGHLY SOUGHT-AFTER LOCATION

# Moor Lane, Ilkley LS29 0PS

An exceptional opportunity has arisen to acquire one of these exquisite stone-built semi-detached homes, thoughtfully crafted by the highly regarded Moor Developments in 2019. Forming part of an exclusive and beautifully maintained row, this impressive four double bedroom property enhanced with a range of high-quality upgrades, creating a stylish and luxurious family home that is ready to move straight into.



Council Tax Band: E



## PROPERTY DETAILS

An exceptional opportunity has arisen to acquire one of these exquisite stone-built semi-detached homes, thoughtfully crafted by the highly regarded Moor Developments in 2019. Forming part of an exclusive and beautifully maintained row, this impressive four double bedroom property has been finished to an outstanding specification and still benefits from the remainder of a 10-year NHBC warranty.

Lovingly owned since new, the current owners have enhanced the property further with a range of high-quality upgrades, creating a stylish and luxurious family home that is ready to move straight into.

On arrival, the property immediately impresses with its attractive low-maintenance frontage, private driveway and electric vehicle charging point. Stepping through the generous entrance porch with elegant oak flooring, with side elevation window leading into the beautifully proportioned sitting room. This room provides a superb family living space, centred around a recessed fireplace with feature beam above, creating a warm and characterful focal point. A useful storage cupboard adds practicality, while an inner hallway provides access to the first floor and the integral garage.

At the heart of the home is the stunning open-plan dining kitchen, designed for modern family living and entertaining alike. Featuring contemporary fitted units, integrated appliances and luxurious granite worktops, the kitchen flows seamlessly into a bright dining area enhanced by feature windows and bi-fold doors opening directly onto the landscaped rear garden. A matching utility room and stylish cloakroom complete the ground floor accommodation.

To the first floor, a substantial landing leads to four generous double bedrooms, all benefitting from bespoke fitted furniture by Sharps. The principal bedroom is particularly impressive, offering a luxurious en-suite shower room, while a second bedroom also enjoys its own stylish en-suite. Two further spacious double bedrooms are served by a contemporary and beautifully appointed house bathroom.

Externally, the property occupies a manageable and private plot. The enclosed rear garden has been thoughtfully landscaped to create an ideal outdoor retreat, featuring a lawned area, raised flower borders and delightful seating spaces perfect for relaxing or entertaining. The adjoining garage benefits from power, lighting and an up-and-over door.

Tucked away in a peaceful position yet only a short stroll from the heart of Addingham village centre, the property enjoys easy access to excellent local amenities including a primary school, independent shops, boutiques, bars and restaurants. Ideally situated between Skipton and Ilkley, the location offers superb commuter connections, with regular bus services nearby and rail links available from Ilkley.

For buyers seeking a truly special, spacious and beautifully finished home in one of the area's most desirable villages, this is a rare opportunity not to be missed.



## Viewings

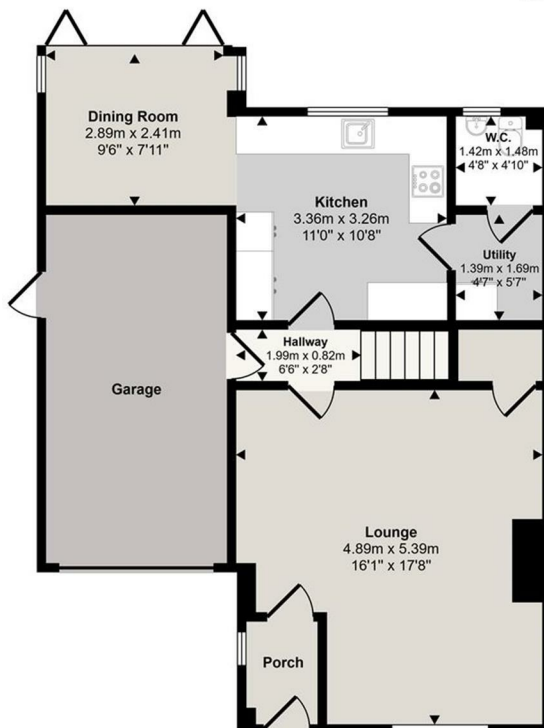
Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

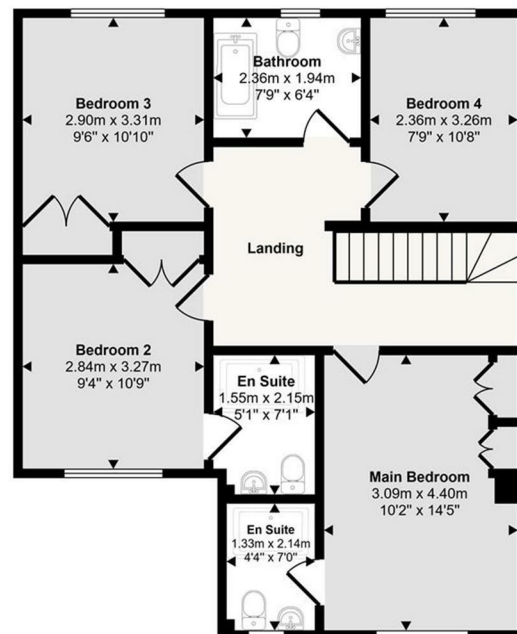
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
141 sq m / 1521 sq ft



Ground Floor  
Approx 73 sq m / 782 sq ft



First Floor  
Approx 69 sq m / 739 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.