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HERE TO GET *you* THERE



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Brooklands Way, Menston, Ilkley

£335,000

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A two bedroom detached bungalow located in a highly sought after cul-de-sac location within Menston. The flexible accommodation, which is generously proportioned throughout, briefly comprises a welcoming entrance porch and hall, living room, dining /kitchen. bathroom and two double bedrooms. Externally there is a rear garden which is fully enclosed, driveway parking and a single garage. The property comes to market with **NO ONWARD CHAIN**.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. With village amenities available locally and further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com

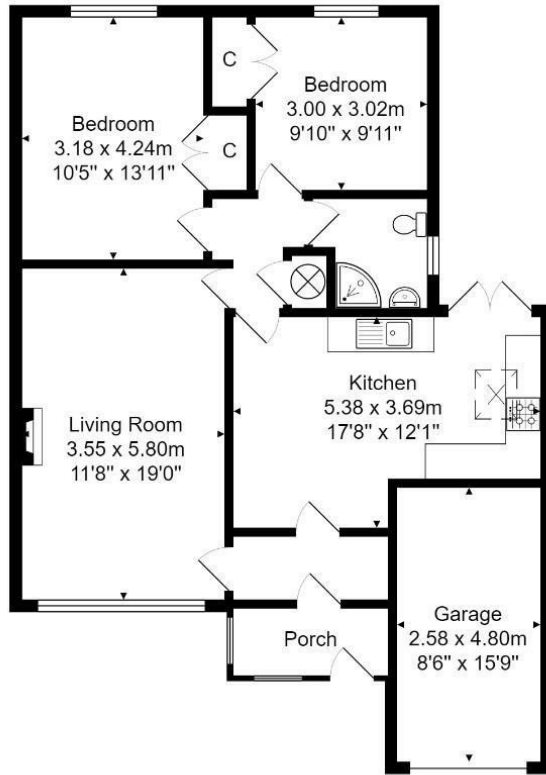


KEY FEATURES

- TRUE DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- POTENTIAL TO CREATE ADDITIONAL ACCOMMODATION (SUBJECT TO PLANNING)
- SOUGHT AFTER CUL DE SAC LOCATION
 - SINGLE GARAGE
 - FRONT & REAR GARDENS
 - DRIVEWAY PARKING
 - EPC RATING D
 - CHAIN FREE







Total Area: 93.2 m² ... 1003 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions as to the exact measurements of the rooms.

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DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed right along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road and continue to the junction by The Fox pub. At The Fox junction turn right onto Burley Road and then take the second left into Brooklands Lane. Brooklands Way is a cul de sac on the right hand side and the bungalow can be found on the right and is identifiable by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Bradford City Council

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	63
(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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