



**MENSTON
MEWS**
MENSTON



Menston Mews is an exclusive development of stone-built mews houses, with stunning views over the valley.

Ilkley 01943 660500
Otley 01943 660002

HUNTERS[®]
HERE TO GET *you* THERE

exclusive living...



about your local area

Menston is situated within the picturesque valley of the River Wharfe and is approximately 9.6km to the northeast of Bradford city centre and 16km to the northwest of Leeds.

The main A65 links Menston to Leeds and Ilkley by road and runs along the eastern boundary of the village. A train service offers direct routes to Leeds, Bradford, Ilkley and smaller local stations.

Historically, Menston was one of a number of farming communities that settled and developed along the length of the Wharfe valley and along with Ilkley, Otley and Burley-in-Wharfedale formed part of the ancient Wapentake of Skyrack.



FLOOR 1



**ONE OAKDALE
ONE MENSTON MEWS FLOORPLAN**

Living/Dining	13'3" x 22' 4"	4.04m x 6.81m
Kitchen	8'9" x 21'0"	2.67m x 6.41m

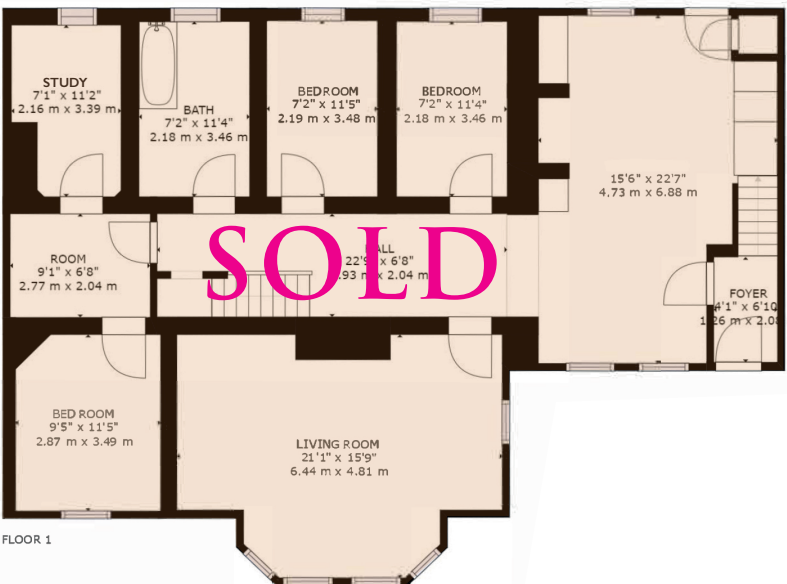


FLOOR 2



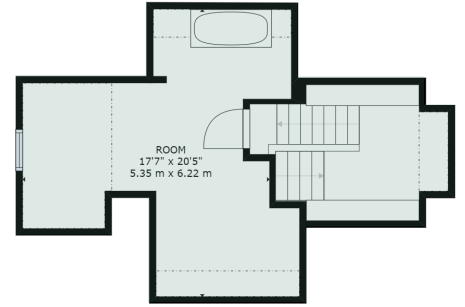
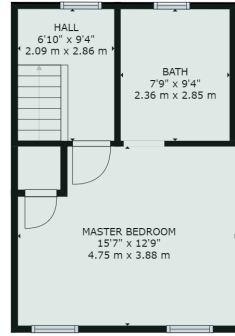
**TWO WOODLANDS
MENSTON MEWS
FLOORPLAN**

Landing	13'11" x 9' 9"	4.23m x 2.97m
Bedroom	19'8" x 20'7"	6.00m x 6.28m
Bedroom	15'7" x 12'10"	4.74m x 3.91m
En Suiteroom	7'5" x 9'4"	2.27m x 2.85m
Hall	6'11" x 9'4"	2.11m x 2.85m



FLOOR 1

Kitchen/Dining	15'6" x 22' 7"	4.73m x 6.88m
Hall	22'9" x 6'8"	6.93m x 2.04m
Living Room	21'1" x 15'9"	6.44m x 4.81m
Bedroom	9'5" x 11'5"	2.87m x 3.49m
Bedroom	9'1" x 6'8"	2.77m x 2.04m
Study room	7'1" x 11'2"	2.16m x 3.39m
Bathroom	7'2" x 11'4"	2.18m x 3.46m
Bedroom	7'2" x 11'5"	2.19m x 3.48m
Bedroom	7'2" x 11'4"	2.18m x 3.46m



THREE THREE CHESTNUT HOUSE MENSTON MEWS FLOORPLAN

Foyer	4'1" x 7'1"	1.25m x 2.15m	Bath	7'3" x 10'9"	2.22m x 3.28m
Dining	10'11" x 9'10"	3.33m x 3.01m	Bath	7'0" x 11'2"	2.13m x 3.40m
Hall	24'6" x 6'8"	7.47m x 2.03m	Hall	6'10" x 9'4"	2.09m x 2.85m
Hall	9'1" x 6'8"	2.77m x 2.03m	Master Bed	15'7" x 12'9"	4.75m x 3.88m
Kitchen	15'7" x 12'7"	4.76m x 3.83m	Bath	7'9" x 9'4"	2.36m x 2.85m
Bedroom	9'6" x 11'6"	2.90m x 3.51m	Room	17'7" x 20'5"	5.35m x 6.22m
Bedroom	7'2" x 11'4"	2.18m x 3.45m			

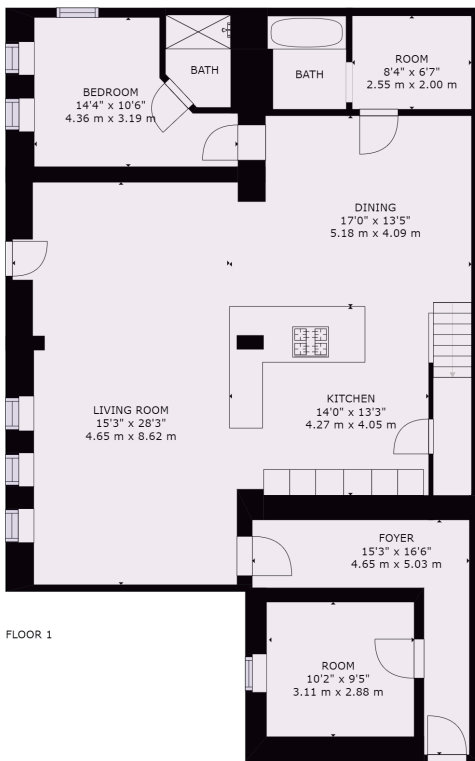


FOUR MULBERRY HOUSE MENSTON MEWS FLOORPLAN

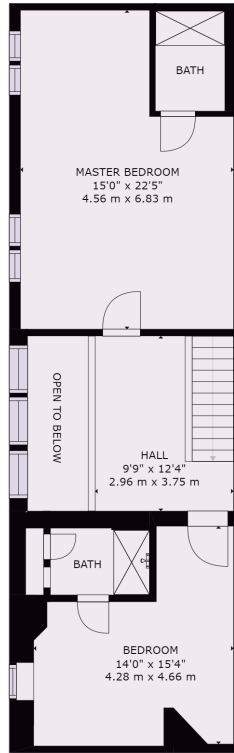
Living/Dining	13'3" x 21'2"	4.05m x 6.45m
Kitchen	8'9" x 21'2"	2.66m x 6.45m
Bedroom	11'6" x 10'4"	3.51m x 3.14m



Bedroom	11'6" x 10'4"	3.50m x 3.16m
Bathroom	4'9" x 10'4"	1.45m x 3.14m
Bathroom	4'1" x 10'3"	1.47m x 3.11m
Master Bed	11'5" x 15'4"	3.47m x 4.68m
Bedroom	8'4" x 5'1"	2.55m x 1.54m
Master Bath	8'2" x 9'0"	2.49m x 2.74m
Laundry	8'6" x 7'1"	2.58m x 2.16m



FLOOR 1



FLOOR 2

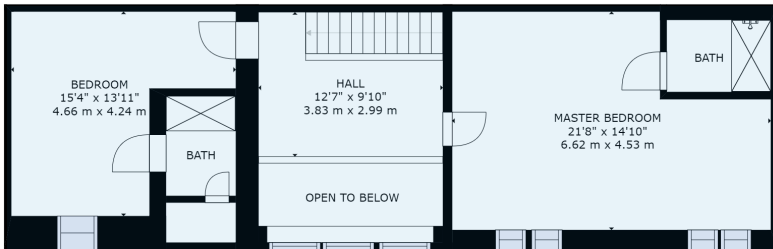


**FIVE THE LAURELS
MENSTON MEWS
FIVE FLOORPLAN**

Foyer	15'3" x 16'6"	4.65m x 5.03m
Room	10'2" x 9'5"	3.11m x 2.88m
Kitchen	14'0" x 13'3"	4.27m x 4.05m
Living Room	15'3" x 28'3"	4.65m x 8.62m
Dining	17'0" x 13'5"	5.18m x 4.09m
Bedroom	14'4" x 10'6"	4.36m x 3.19m
Bedroom	8'4" x 6'7"	2.55m x 2.00m

FLOOR 2

Hall	9'9" x 12'4"	2.96m x 3.75m
Master	15'0" x 22'5"	4.56m x 6.83m
Bedroom	14'0" x 15'4"	4.28m x 4.66m



FLOOR 2



FLOOR 1



**SIX THE HOLLIES
MENSTON MEWS
SIX FLOORPLAN**

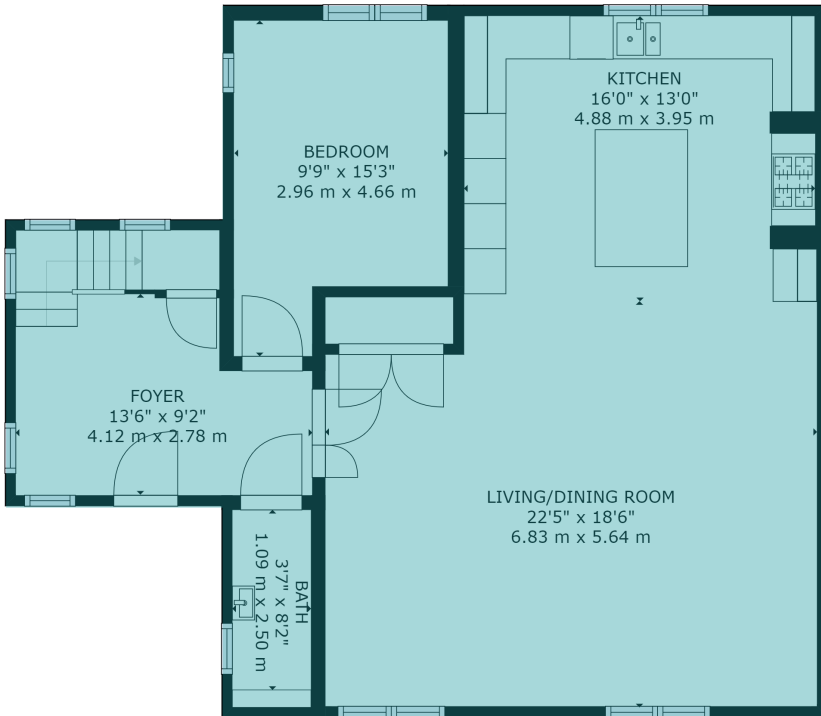
Foyer	11'10" x 3'1"	3.60m x 0.93m
Hall	4'9" x 15'3"	1.44m x 4.65m
Room	9'5" x 10'4"	2.87m x 3.16m
Kitchen	22'7" x 16'11"	6.88m x 5.14m
Living/Dining	30'2" x 14'5"	9.19m x 4.39m
Laundry	9'1" x 5'3"	2.77m x 1.60m
Bathroom	9'1" x 5'6"	2.77m x 1.68m
Bedroom	8'5" x 13'9"	2.56m x 4.19m

FLOOR 2

Hall	12'7" x 9'10"	3.83m x 2.99m
Master	21'8" x 14'10"	6.62m x 4.53m
Bedroom	15'4" x 13'11"	4.66m x 4.24m

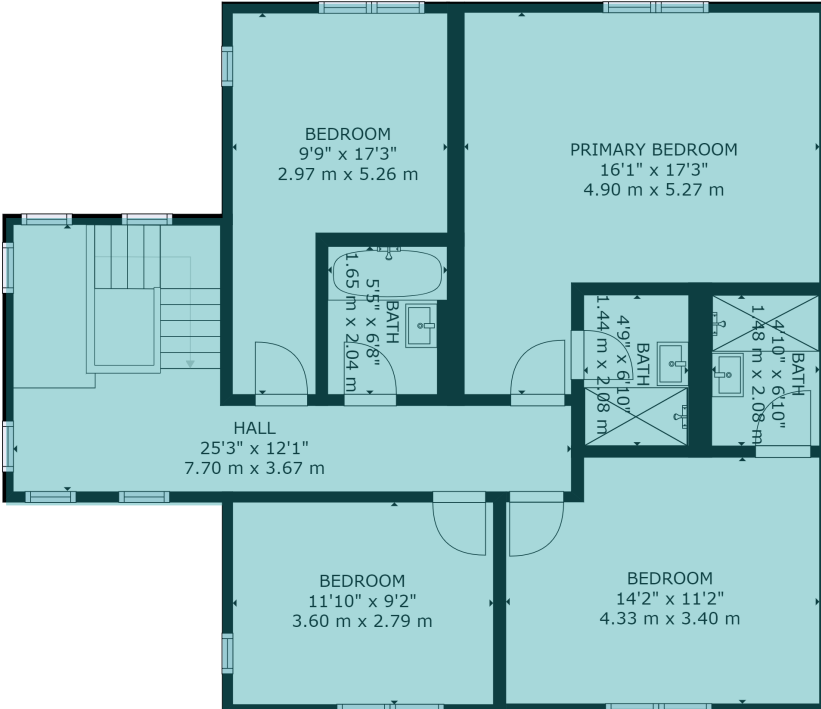


**SEVEN MOOR VIEW-
MENSTON MEWS
SEVEN FLOORPLAN**



Foyer	13'6" x 9'2"	4.12m x 2.78m
Kitchen	16'0" x 13'0"	4.88m x 3.95m
Living/Dining	22'5" x 18'6"	6.83m x 5.64m
Bedroom	9'9" x 15'3"	2.96m x 4.66m
Bathroom	3'7" x 8'2"	1.09m x 2.50m

FLOOR 2



Hall	25'3" x 12'1"	7.70m x 3.67m
Primary Bed	16'1" x 17'3"	4.90m x 5.27m
Bedroom	11'10" x 9'2"	3.60m x 2.79m
Bedroom	14'2" x 11'2"	4.33m x 3.40m
Bathroom	5'5" x 6'8"	1.65m x 2.04m
Bathroom	4'9" x 6'10"	1.44m x 2.08m
Bathroom	4'10" x 6'10"	1.48m x 2.08m

Kitchen plot 1-3-4-7

Traditional shaker style bespoke kitchens with painted solid timber doors.

- Silestone quartz work tops
- Miele integrated appliances
- Blanco sink and taps.

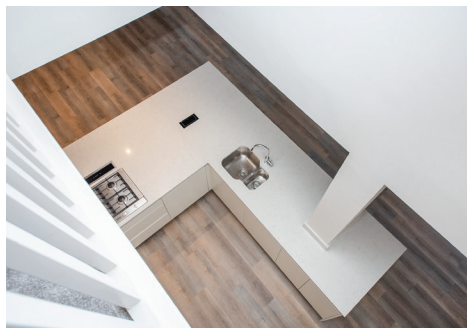
Kitchens 5&6

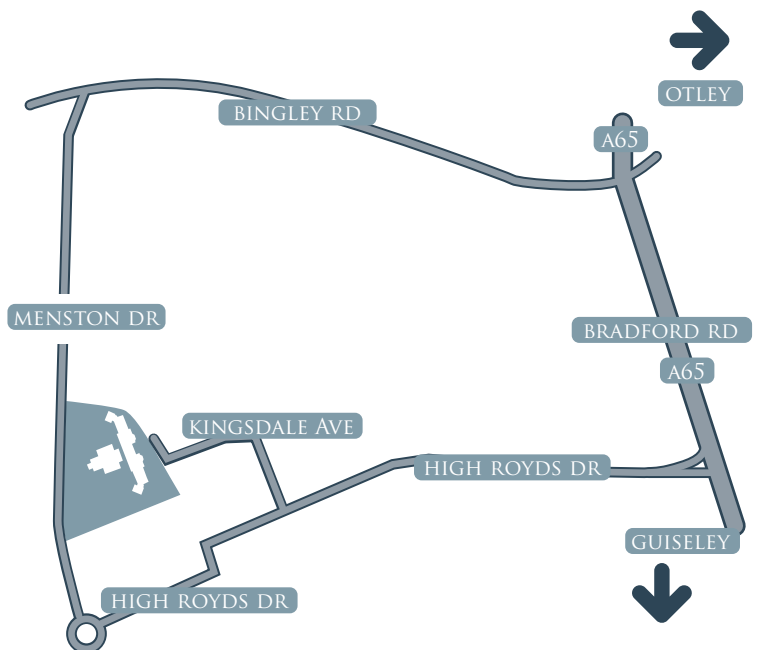
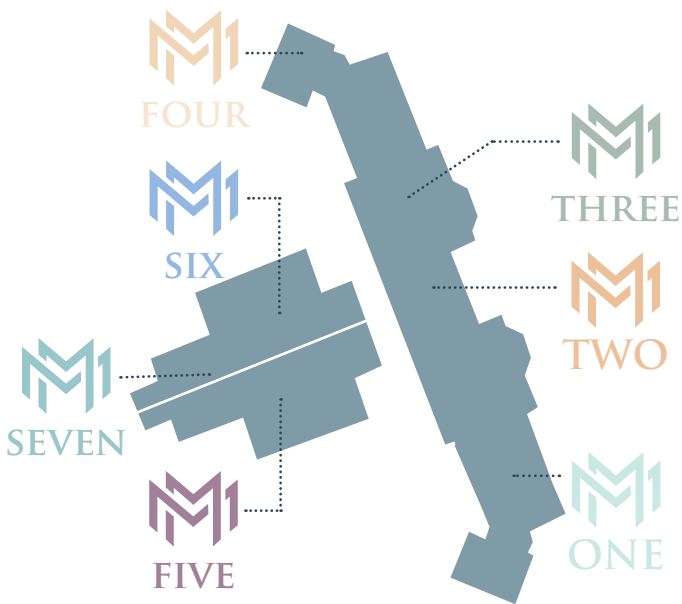
Bespoke modern handleless matt painted kitchen doors Silestone Quartz work tops Miele Integrated appliances Blanco sink & Taps

All bathrooms

All suites complete with wall hung WC, modular vanity units and recessed wall cupboards. All shower enclosures are walk in.

- Villeroy & Boch sanitaryware
- Ambiance Bain bathroom furniture
- Vado brassware and showers
- All suites finished with Italian porcelain tiling.







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HUNTERS®

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