







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Viewlands Mount, Menston, LS29

£420,000

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This immaculate three bedroom semi-detached property makes for a perfect family home and is located in a quiet setting but still within easy reach of Otley and Menston. The layout has been very well thought out and the house has been tastefully decorated throughout. There is a spacious dining room to the front of the property with double doors that lead to a cosy sitting room with a lovely wood burning stove. The utility/boot room, just off the hallway, is a good size and allows the entrance to be clutter free of coats and shoes. The heart of this home is most definitely the kitchen; the Velux windows, the window and the French doors overlooking the garden flood the space with natural light, and the breakfast bar and snug are perfect for family time. Upstairs there are two double bedrooms with fitted wardrobes, a single bedroom and a modern family bathroom, plus the addition of a loft room is a great bonus and adds extra flexibility to the property. Outside, to the front of the property, there is ample off street parking (including an EV wall charge) and enclosed garden to the rear offers versatile space for children to play and adults to relax. Overall, this home provides a comfortable and stylish living environment with a good balance of living and sleeping areas.

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. There are 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

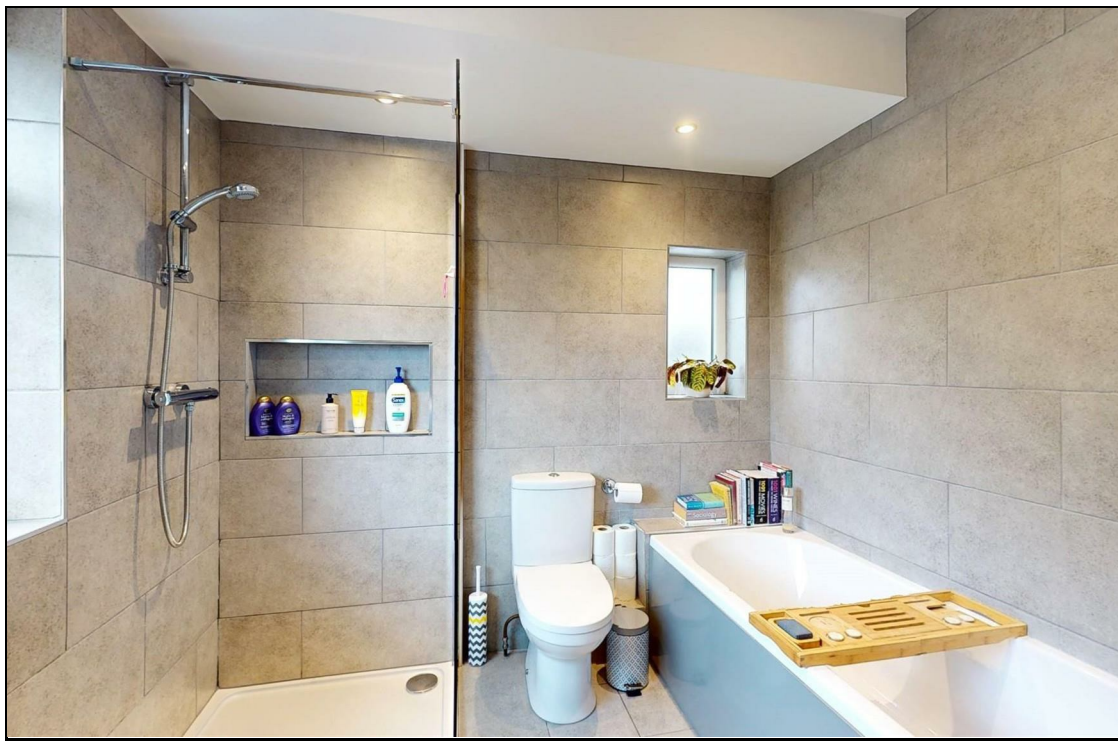


KEY FEATURES

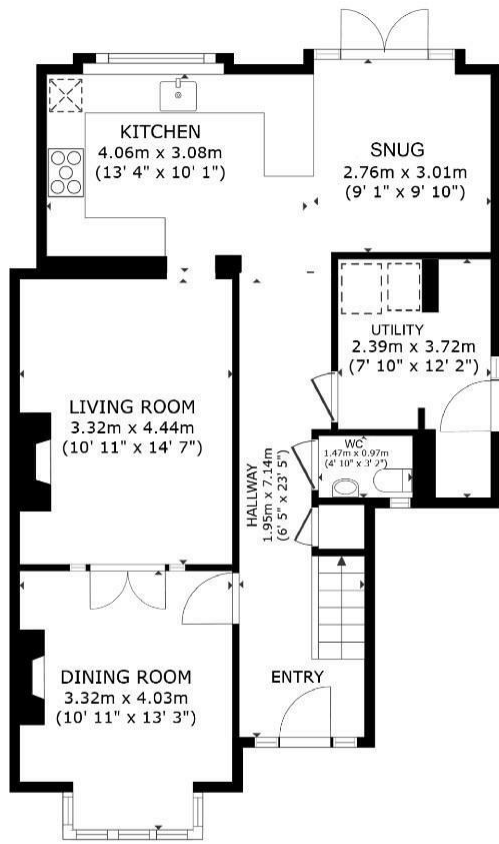
- THREE BEDROOM SEMI DETACHED HOUSE
 - EXTENDED TO THE SIDE AND REAR
 - OPEN PLAN KITCHEN / SNUG
 - TWO FURTHER RECEPTION ROOMS
 - UTILITY ROOM AND DOWNSTAIRS WC
 - BEAUTIFULLY FINISHED THROUGHOUT
 - VERSATILE LOFT ROOM
 - FABULOUS REAR GARDEN WITH RAISED DECKING SEATING AREA
 - OFF STREET PARKING FOR SEVERAL CARS
 - EPC RATING D



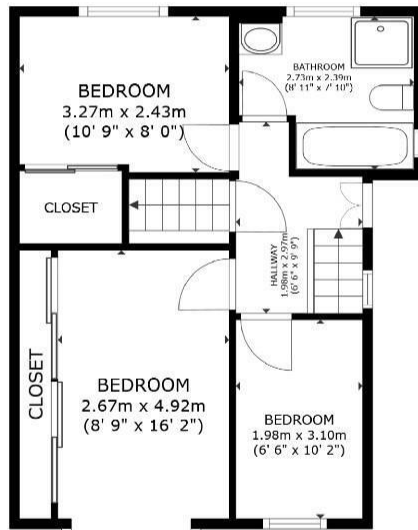




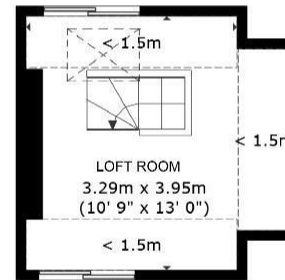




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 71.6 m² (771 sq.ft.) FLOOR 2 45.1 m² (485 sq.ft.) FLOOR 3 7.8 m² (84 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 7.5 m² (81 sq.ft.)
 TOTAL : 124.5 m² (1,340 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley office join Burras Lane, at the end of the road turn left onto West Chevin Road and continue all the way to the top of the hill, turn left immediately after Clarion Lodge Holiday Park on the left onto Viewlands Mount and the property can be found on the left where you will see our Hunters Otley For Sale board.

AGENTS NOTES

Tenure: Freehold

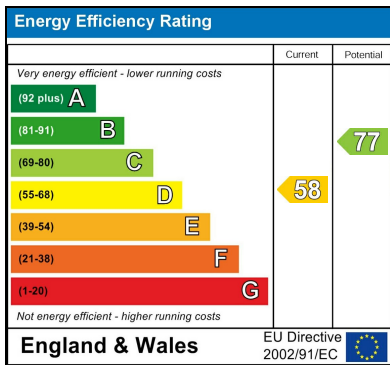
Council Tax Band C, Bradford City Council

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, of which 40 are located in Yorkshire. 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.



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 otley@hunters.com | www.hunters.com



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