



HUNTERS[®]
HERE TO GET *you* THERE

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Bradford Road, Menston, LS29

£435,000

HUNTERS®

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Formally a bungalow, the property has been lovingly remodelled to create a three bedroom semi detached house finished to a very high standard throughout. The accommodation, in brief comprises an entrance vestibule, a versatile hallway/home office, an open plan living/dining/kitchen, two double bedrooms and the house bathroom. To the first floor, there's a spacious double bedroom with a luxury ensuite. To the front of the property there's a block paved driveway for several vehicles and to the rear is a flagged seating area, a single garage (for storage), and a good sized lawned garden.

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



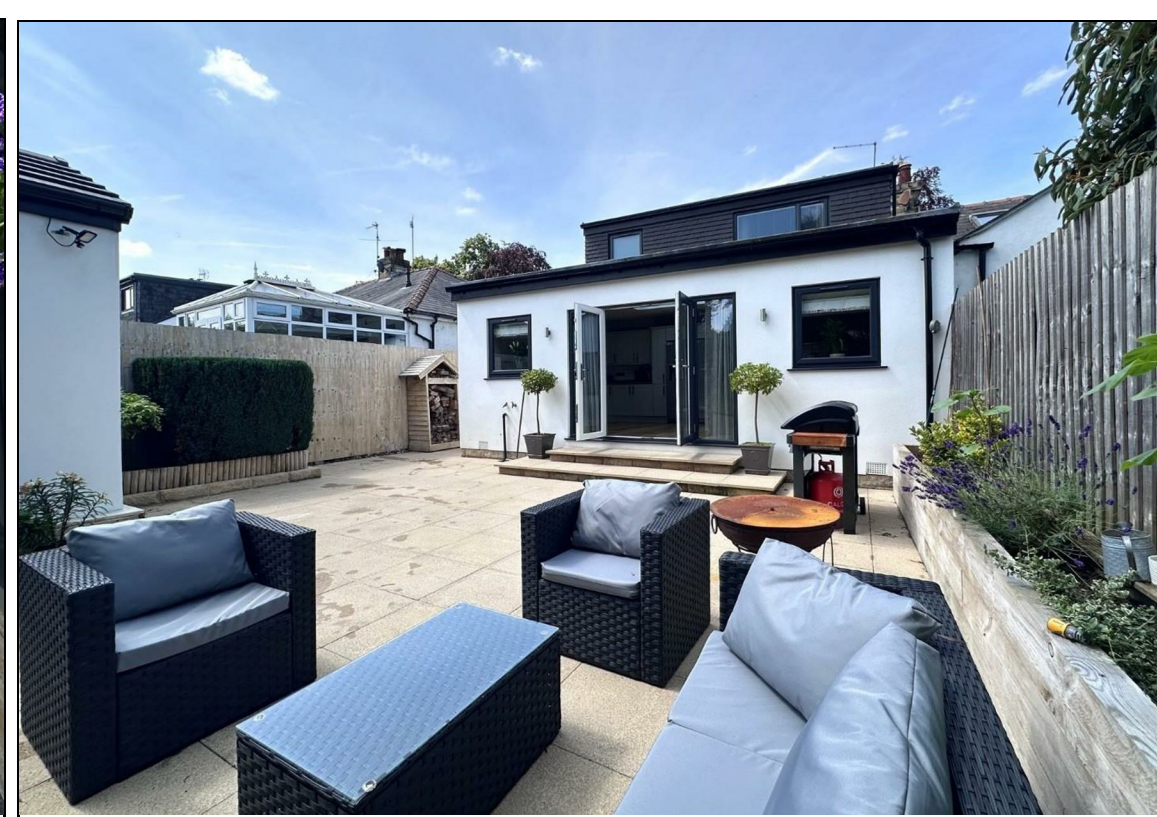
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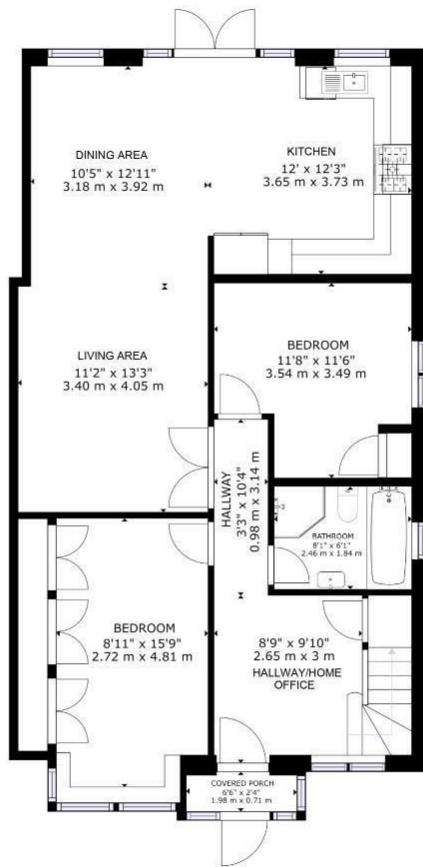
KEY FEATURES

- THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
- REMODELLED AND MODERNISED THROUGHOUT
- OPEN PLAN LIVING/DINING/KITCHEN
 - HOUSE BATHROOM & EN SUITE
 - DRIVING FOR SEVERAL VEHICLES
 - FLAGGED SEATING AREA AND GENEROUS GARDEN
- SINGLE GARAGE FOR STORAGE
 - EPC RATING TO FOLLOW

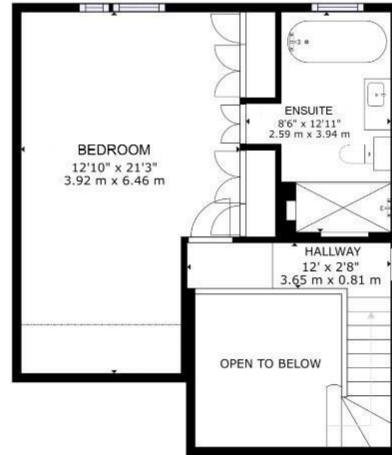








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 943 sq ft, 87.6 m², FLOOR 2: 387 sq ft, 35.98 m²
 EXCLUDED AREA; COVERED PORCH: 16 sq ft, 1.5 m²
 REDUCED HEADROOM: 27 sq ft, 2.51 m²
 TOTAL: 1330 sq ft, 123.58 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

Leaving Otley on Bradford Road towards Menston, proceed on Bradford Road passing The Fox pub on your right. Continue past American Golf on your left and the property will be on your left hand side, identified by the Hunters 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(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	