



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4 2 1 D

# Bradford Road, Menston, LS29

## £480,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A fantastic four bedroom semi detached house set over four floors (including the basement). The property is perfectly situated for access to all the major local centres including Menston village and the much sought after schools. To the ground floor, the accommodation, in brief, comprises an entrance porch, hallway, a living room and an open plan kitchen diner with utility. To the first floor, there are two double bedrooms, a further single bedroom, a bathroom and separate WC. To the second floor, there is a spacious double bedroom with en suite shower room. To the front of the property there is a lawned garden and driveway for several vehicles, a decked seating area, to the side and a spacious garden to the rear which has a charming seating area, plus there is a versatile summerhouse and a purpose built outdoor kitchen.

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  
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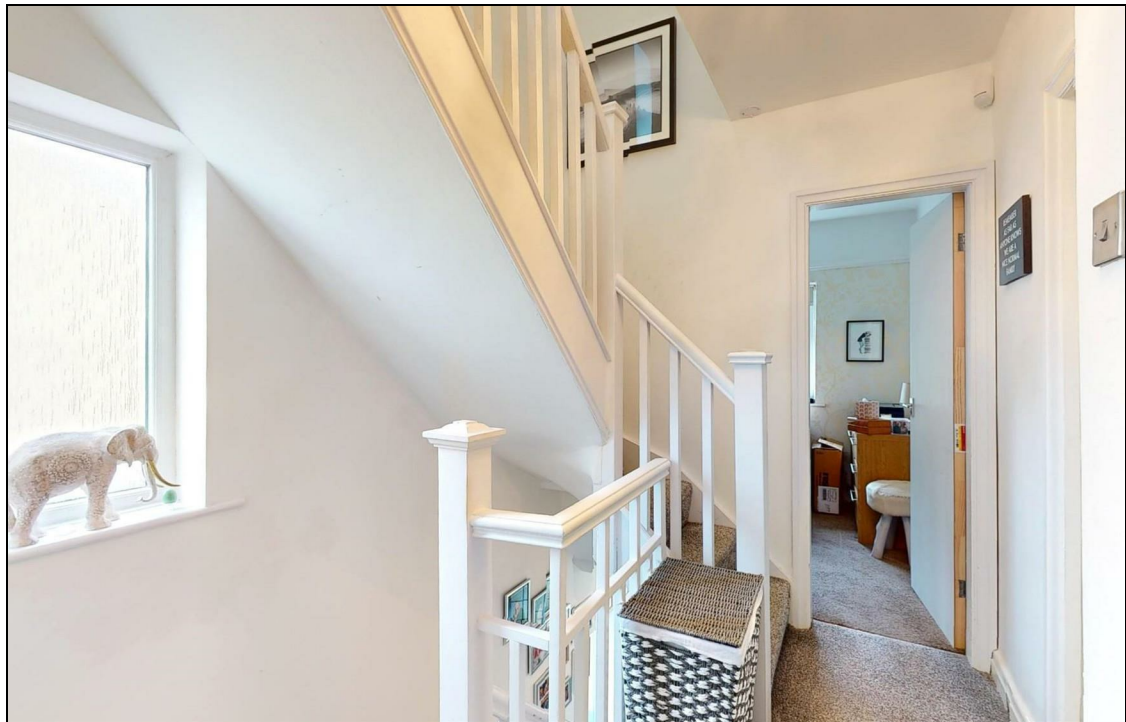
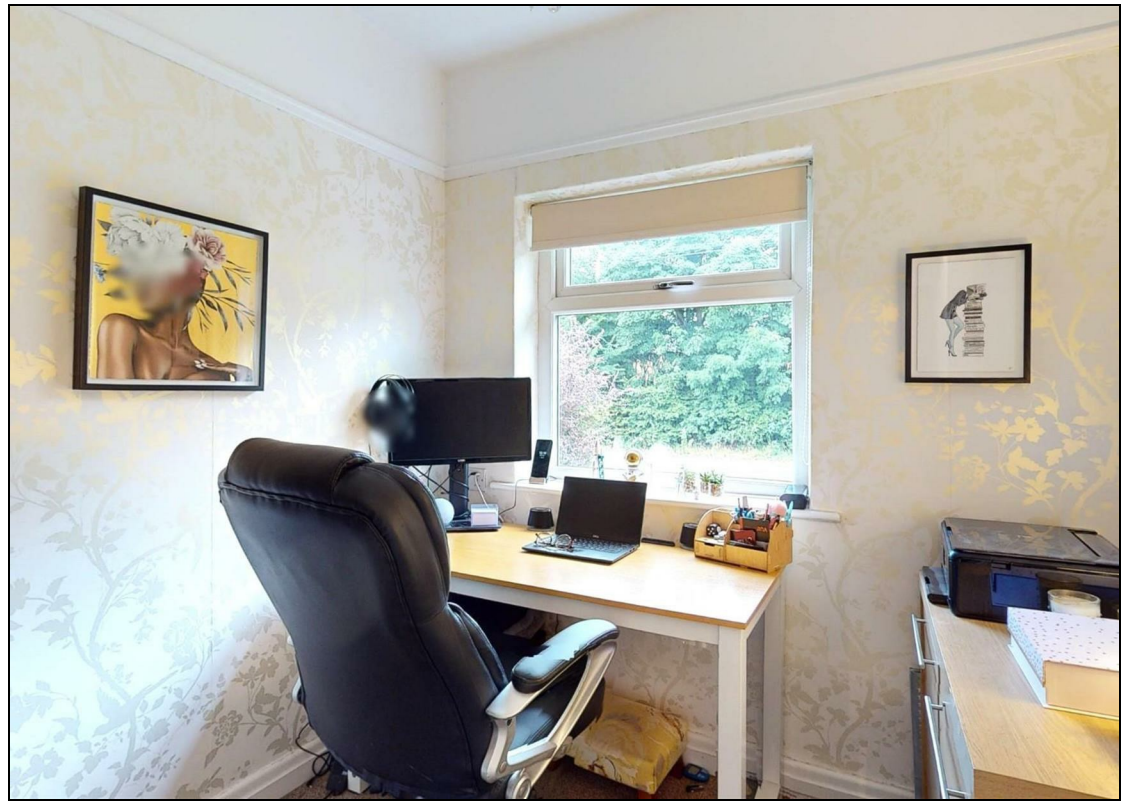


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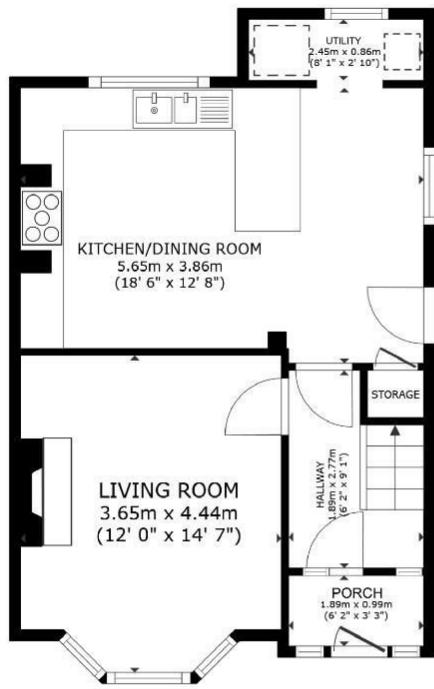
## KEY FEATURES

- FOUR BEDROOM SEMI DETACHED
- SET OVER FOUR FLOORS (INCLUDING THE BASEMENT)
- OPEN PLAN KITCHEN/DINER
- HOUSE BATHROOM & EN SUITE
- GENEROUS FRONT AND REAR GARDENS
- SEATING AREA TO THE SIDE AND REAR
  - VERSATILE SUMMERHOUSE
  - OUTDOOR KITCHEN
  - EPC RATING D

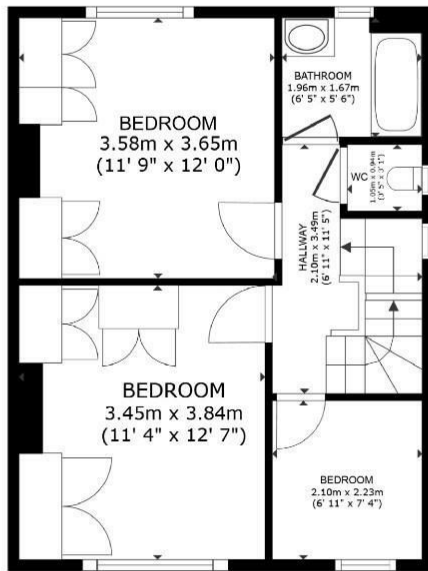








FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 46.7 m<sup>2</sup> (503 sq.ft.) FLOOR 2 42.8 m<sup>2</sup> (461 sq.ft.) FLOOR 3 28.7 m<sup>2</sup> (309 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 3.1 m<sup>2</sup> (33 sq.ft.)  
 TOTAL : 118.3 m<sup>2</sup> (1,273 sq.ft.)  
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. Go straight over the crossroads near the JCT600 car showroom and passed St Mary's School. The property can be found on the left hand side.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band D, Leeds 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.

**ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</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>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC