



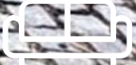
HUNTERS[®]
HERE TO GET *you* THERE



4



3



2



C

Home Farm Mews, Menston, LS29

£749,500

HUNTERS[®]
HERE TO GET *you* THERE

It is often suggested by estate agents that a property is deceptively spacious but on this occasion it is absolutely true. At just under 2,000 square feet this property has to be seen to be fully appreciated. Tastefully converted in 2003 and forming part of an attractive mews of properties, the accommodation comprises a large entrance hallway, a sunny living room, an open plan kitchen dining room, a utility room and WC. To the first floor, there are four double bedrooms (two with en suites), and a house bathroom. In addition, two of the bedrooms have ladders leading to useful loft type storage rooms. Externally there is a lawned garden to the front and an enclosed garden to the rear of the property, as well as a double garage with two parking spaces.

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.

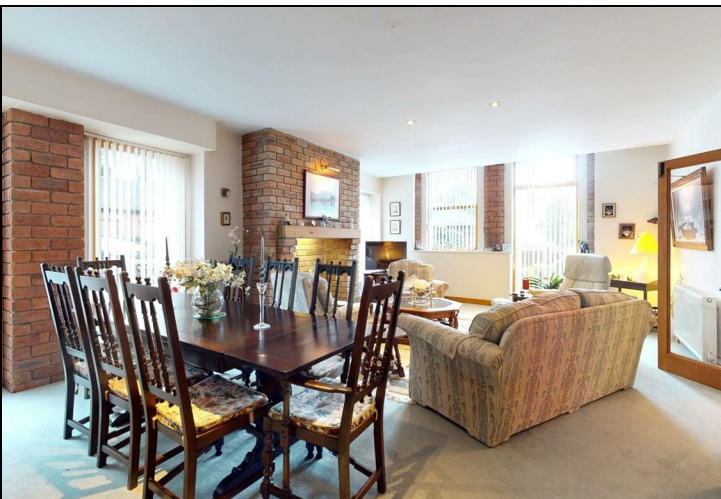
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KEY FEATURES

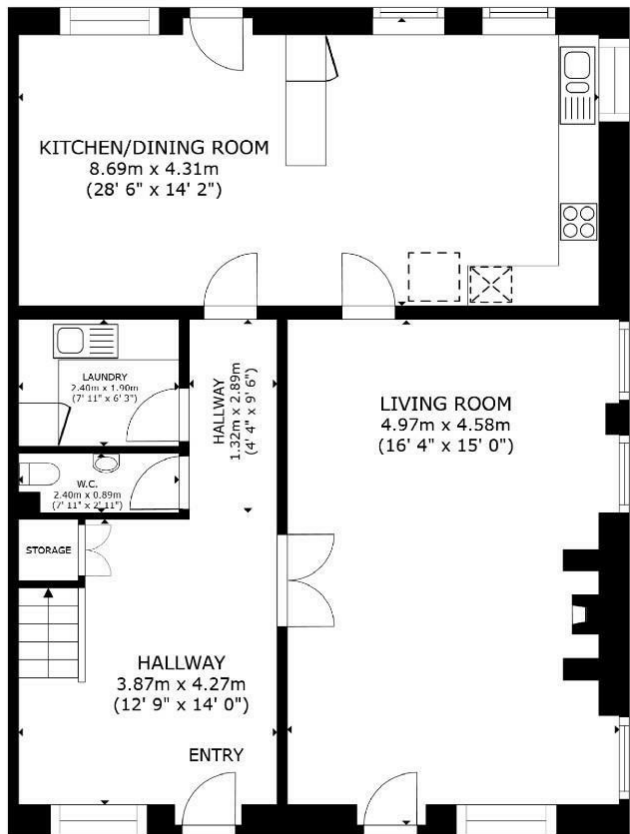
- STONE BUILT END OF TERRACE MEWS PROPERTY
- OPEN PLAN KITCHEN / DINING ROOM
 - SUNNY SPACIOUS LIVING ROOM
 - FOUR DOUBLE BEDROOMS
- HOUSE BATHROOM, TWO EN SUITES PLUS DOWNSTAIRS WC
- DOUBLE GARAGE AND PARKING FOR TWO VEHICLES
- RURAL SETTING BUT CLOSE TO LOCAL AMENITIES
 - EPC RATING C



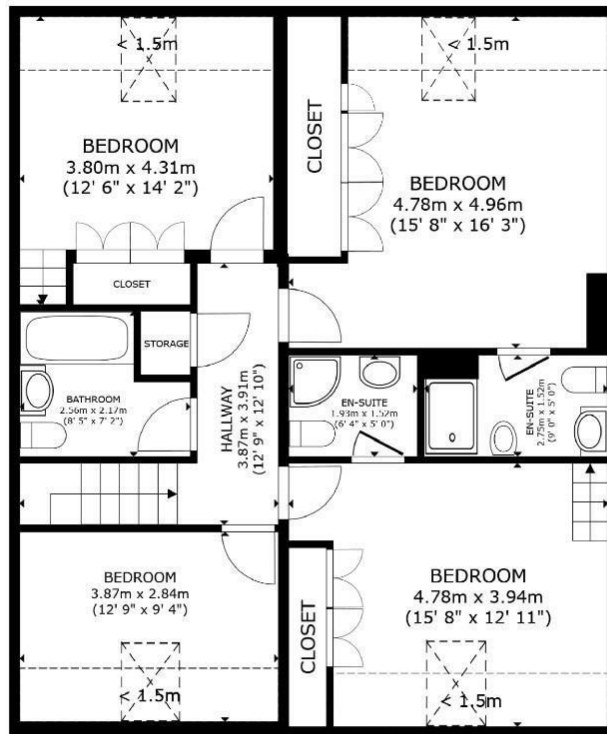








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 102.8 m² (1,107 sq.ft.) FLOOR 2 80.7 m² (869 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 12.5 m² (135 sq.ft.)
 TOTAL : 183.5 m² (1,975 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley & Ilkley offices join Burras Lane, at the end of the road turn left onto West Chevin Road and continue all the way to through the crossroads towards Menston. As the road bears right go straight on to Bingley Road. As you start to come out of the village take the left turning for Home Farm Mews. Proceed along the lane, taking the second turning on the left and the property is the first property you come to at the end of the lane.

AGENTS NOTES

Tenure: Freehold

Council Tax Band F, Leeds City Council

The current vendor informs us that she pays £25 per month for the upkeep of the grounds.

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.

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	77
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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