



**HUNTERS®**  
HERE TO GET *you* THERE



# Norwood Avenue, Menston, LS29

## Offers Over £900,000



A fantastic opportunity to purchase this truly stunning individual contemporary home close to Menston's local amenities but boasting a fantastic setting with superb open countryside views. Occupying a generous corner plot, this ideal family home offers spacious living accommodation over four levels. To the ground floor, there is a stylish entrance hallway, a utility room with store cupboard and wonderful open plan living space, which includes the kitchen, living and dining area, with Bi fold doors to the garden. An Impressive floating staircase leads you to the first floor where there are two double bedrooms, both with en suites, and the second floor with a further double bedroom, dressing room, luxury en suite and wraparound balcony. Externally, the property benefits from extensive and well-established gardens to the side and rear and driveway parking provides off road parking for several vehicles. An early viewing of this stunning home is highly recommended to fully appreciate the accommodation on offer and the property comes to the market with no onwards chain. **\*\*15 ACRES, 4 STABLES & MENAGE AVAILABLE BY SEPARATE NEGOTIATION\*\***

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.

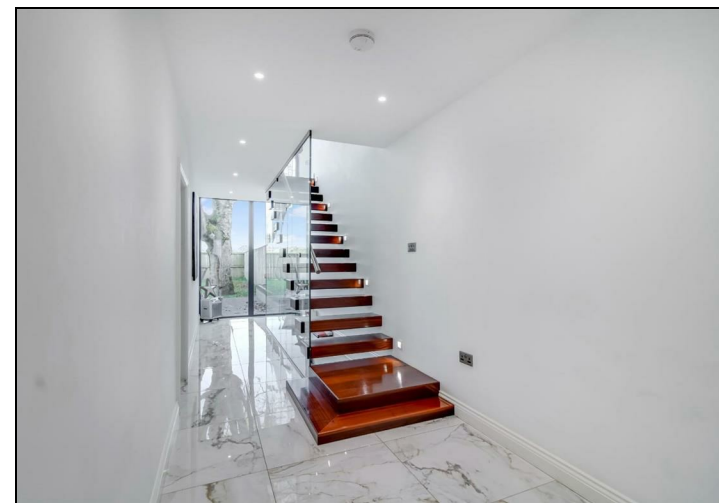
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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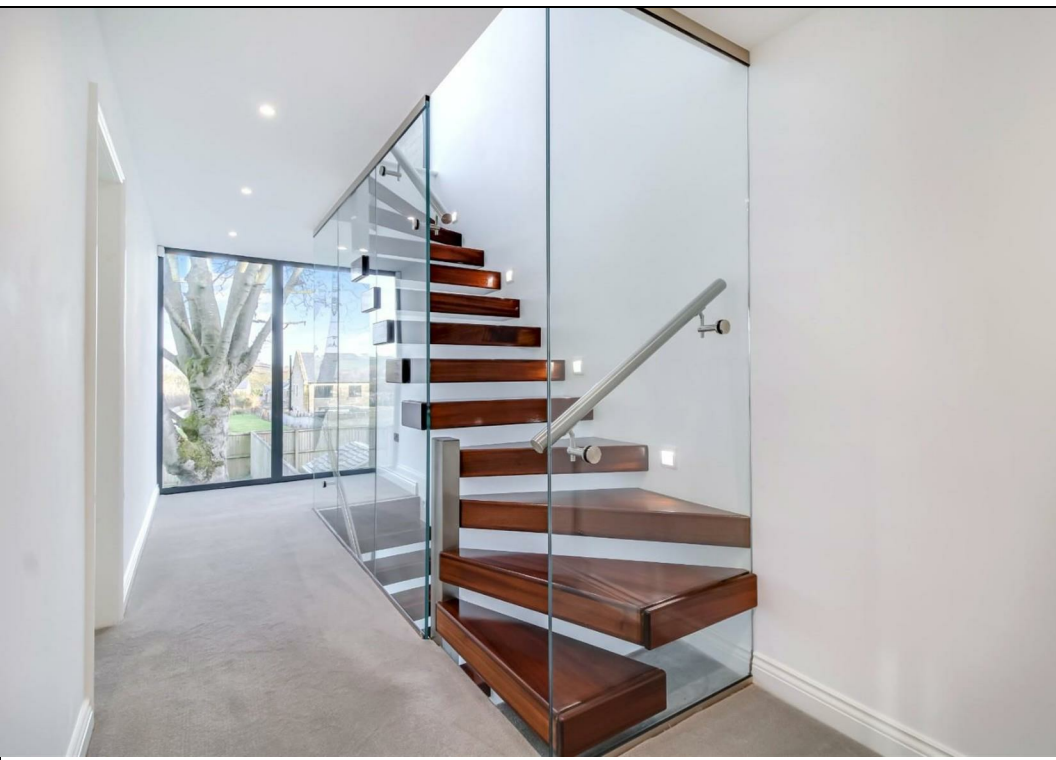
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## KEY FEATURES

- STUNNING THREE BEDROOM FAMILY HOME
- THREE SPACIOUS DOUBLE BEDROOMS (ALL WITH EN SUITES)
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- CONTEMPORARY DESIGN THROUGHOUT
- FABULOUS FAR REACHING RURAL VIEWS
- MAIN BEDROOM WITH WRAPAROUND BALCONY
- VERSATILE LOWER GROUND PLAYROOM/CINEMA ROOM/GYM/OFFICE
- EPC RATING TO FOLLOW
- NO ONWARDS CHAIN
- \*\*15 ACRES, 4 STABLES & MENAGE AVAILABLE BY SEPARATE NEGOTIATION\*\*









6 Linton House, 40 Norwood Avenue, Menston, Ilkley, LS29 6GT



Please note, all measurements are approximate and are for display / marketing purposes only.

## DIRECTIONS

From our Hunters offices in Otley, proceed along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road, continuing past The Fox pub and over the large crossroads with the Hare & Hounds pub on right. After the crossroads take the second turning on your right into High Royds Drive. Continue along High Royds Drive and then turn right at the roundabout onto Menston Drive and then immediately left onto Norwood Avenue. At the end of the road go through the gated entrance and follow the drive way around to the right until you reach Linton House.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band F, Leeds City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

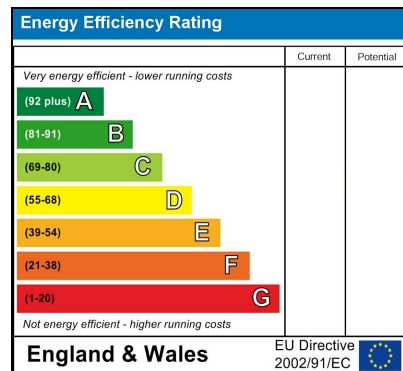
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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.



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