



HUNTERS[®]
HERE TO GET *you* THERE



East Parade, Menston, LS29

£395,000



This characterful four bedroom stone built Victorian end terraced property, ideally situated in the heart of Menston village, this property offers convenient access to local amenities, well-regarded schools, and a short walk to the train station for easy commuting. It has recently been fully renovated and remodelled throughout, whilst still retaining many original features, to create a stunning family home. The generous accommodation is arranged over four floors and briefly comprises, to the ground floor, a living room with a cosy woodburning stove and dining kitchen. To the first floor there is a double bedroom, a single bedroom/study and the bathroom, and on the top floor, there are a further two double bedrooms with far reaching views. There is also a useful cellar where there is a utility room plus areas providing excellent storage space. Externally, the property has a sun trap garden to the rear plus a single garage. An early viewing is recommended to fully appreciate this charming property.

East Parade is well located in Menston, a popular village community with excellent local facilities and good transport links. The village offers local shops, a post office, village pubs, additional recreational facilities, a village park and train station. Further amenities and schooling are available throughout the area in neighbouring Otley, Ilkley and Guiseley.

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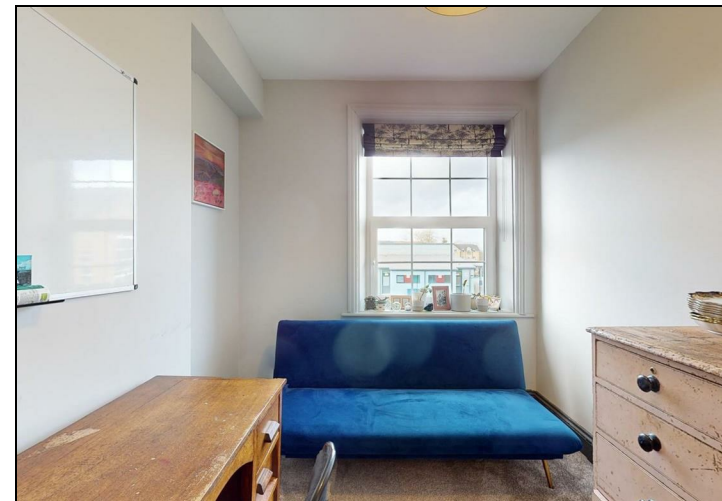


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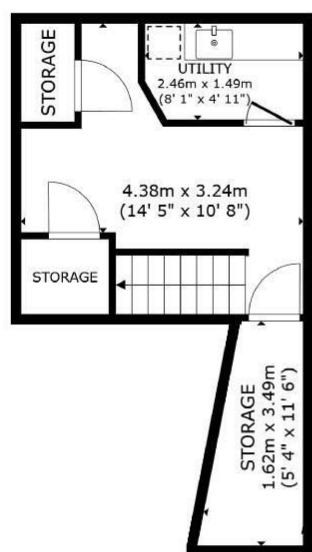


KEY FEATURES

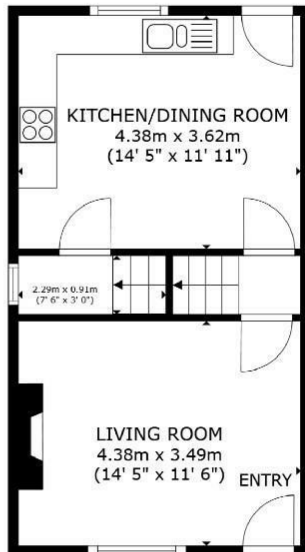
- END VICTORIAN STONE TERRACE
 - CHARACTER FEATURES
 - FOUR BEDROOMS
- SET OVER FOUR FLOORS (INC THE BASEMENT)
- FINISHED TO A HIGH STANDARD THROUGHOUT
- GARAGE & SUN-TRAP REAR GARDEN
- CENTRAL MENSTON VILLAGE LOCATION
 - FAR REACHING VIEWS
 - EPC RATING D



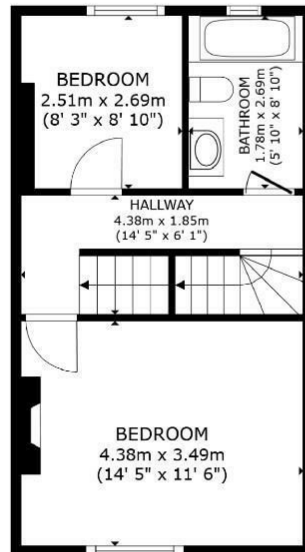




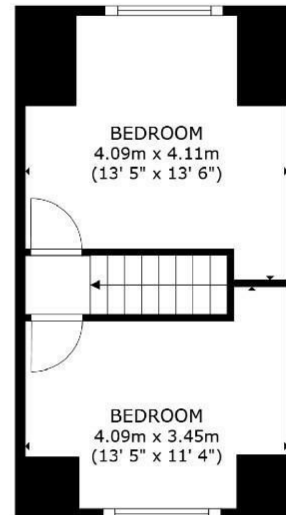
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1 24.5 m² (264 sq.ft.) FLOOR 2 36.1 m² (388 sq.ft.) FLOOR 3 36.1 m² (388 sq.ft.)
 FLOOR 4 31.3 m² (337 sq.ft.)
 TOTAL : 127.9 m² (1,377 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley and Ilkley offices in Kirkgate, proceed along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road and continue past The Fox pub. Turn right opposite American Golf into Station Road and then immediately left onto Leathley Road. At the mini roundabout, turn right onto Low Hall Road then left onto Farnley Road. At the junction, turn right onto Main Street. East Parade can be found on the left hand side just below the Co-op and the property is at the end of the row of terraces on the right hand side, identified by our Hunters FOR SALE board.

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.

AGENTS NOTES

Tenure: Freehold

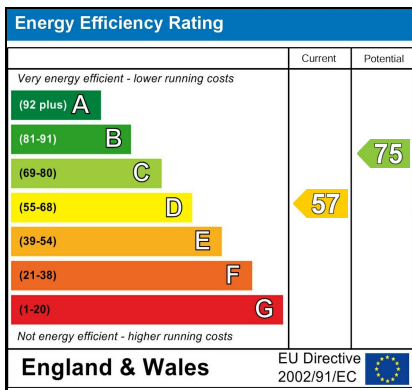
Council Tax Band C, Bradford City Council

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.

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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