



HUNTERS[®]

HERE TO GET *you* THERE

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Stocks Hill, Menston, LS29

£308,000

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A fantastic opportunity to purchase this three bedroom semi detached property which would now benefit from some modernisation in the ever popular village of Menston. In brief, on the ground floor, there is an entrance hallway, living room, dining room, kitchen and conservatory; to the first floor, there are two double bedrooms, a single bedroom and a shower room. There is a good sized lawned garden to the rear, a garage and driveway parking to the front. This property comes to the market with no onwards chain.

Stocks Hill 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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KEY FEATURES

- THREE BEDROOM SEMI DETACHED
- POPULAR RESIDENTIAL LOCATION
- IN NEED OF SOME MODERNISATION THROUGHOUT
- DRIVEWAY PARKING AND GARAGE
- GOOD SIZED REAR GARDEN
- TWO RECEPTION ROOMS
 - EPC RATING D
 - NO ONWARDS CHAIN

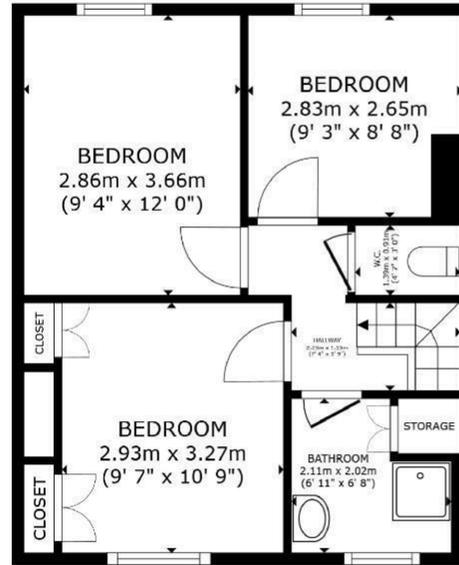








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 46.5 sq.m. (501 sq.ft.) FLOOR 2 40.4 sq.m. (434 sq.ft.)
 TOTAL : 86.9 sq.m. (935 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From the A65 turn onto Bingley Road towards Menston. Follow the road as it bends towards the right and becomes Main street. After the Nisa convenience store on the left, Stocks Hill is the second road on the left and the property can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, 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.

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

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