



Norwood Avenue, Menston, LS29  
£725,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





# Norwood Avenue, Menston LS29 6GT

## Charming Grade II Listed 3-Bedroom Mews-Style Home

Nestled in a sought-after location, this delightful Grade II listed three-bedroom mid terrace mews-style property, seamlessly blends period charm with modern comfort. Boasting a wealth of character features, including vaulted ceiling, sash windows, and original stonework, this unique home offers a rare opportunity to own a piece of history.

Set over three floors, the spacious living area is full of natural light, complemented by high ceilings and an inviting ambience. A well-appointed open plan kitchen/dining space provides the perfect setting for entertaining, while the three generously sized bedrooms offer versatile accommodation, ideal for families or professionals alike, house bathroom and en suite completes the internal finish. To the lower ground is the useful utility room.

Externally, there is a driveway offering extensive parking, in addition, the property benefits from a private courtyard garden, perfect for outdoor relaxation, along with allocated parking. Situated in a desirable and peaceful setting, yet conveniently close to local amenities and transport links, this charming mews home is a true hidden gem.

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.

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 further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.













## 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. The property can be found at the end of the road on the right hand side.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band F, Leeds City Council

## ANTI MONEY LAUNDERING 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. 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	83
(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	
Current	
77	
EU Directive 2002/91/EC	
England & Wales	

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Otley & Ilkley - 01943 660002 <https://www.hunters.com>

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