



HUNTERS[®]
HERE TO GET *you* THERE



The Old Exchange, Church View, Menston, LS29 £500,000



A fantastic opportunity to buy this charming character four bedroom stone built Victorian semi detached property in the heart of Menston village. Set over four floors, this property has to be seen to be truly appreciated. The accommodation, in brief, to the ground floor is a charming entrance hallway, a through living dining room, a WVC and a rear hallway with a door that leads to the rear garden. To the first floor, there are three bedrooms, two of which are doubles, and on the second floor there is a substantial main bedroom and the bathroom. The breakfast kitchen is on the lower ground level with a further door leading out to the rear garden and there are several rooms offering lots of storage space. The garden has a seating area abutting the rear of the house, leading to a lawned garden with attractive well established borders.

The Old Exchange is on Church View and 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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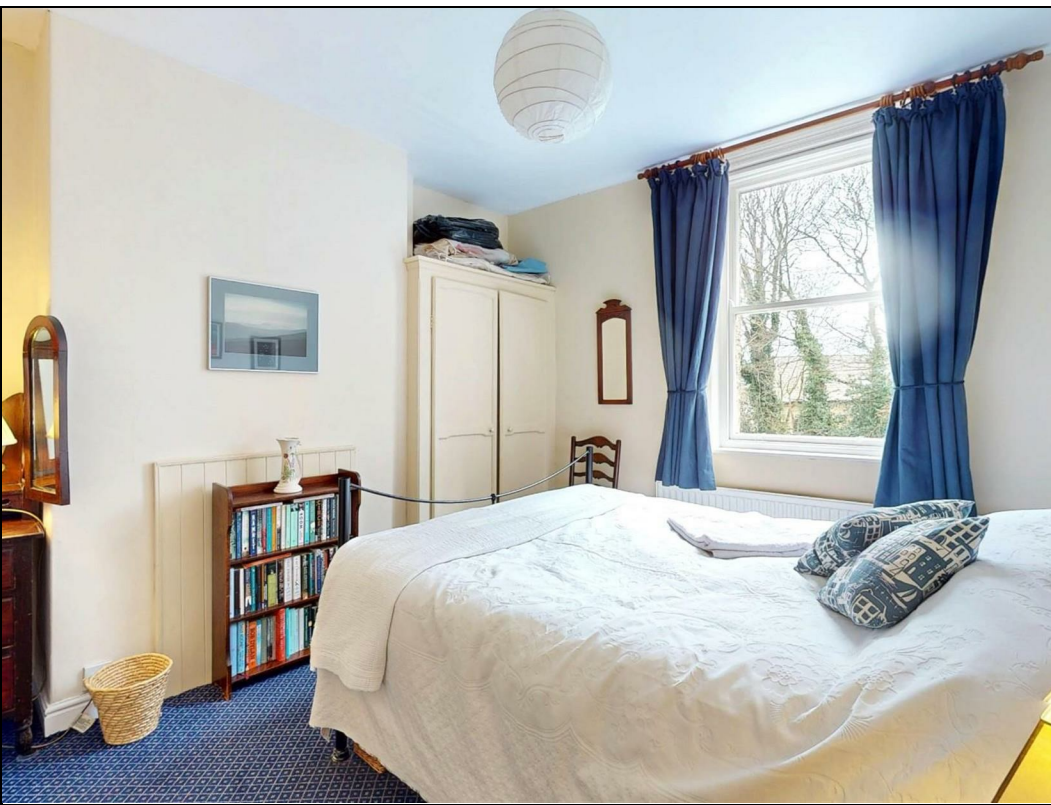


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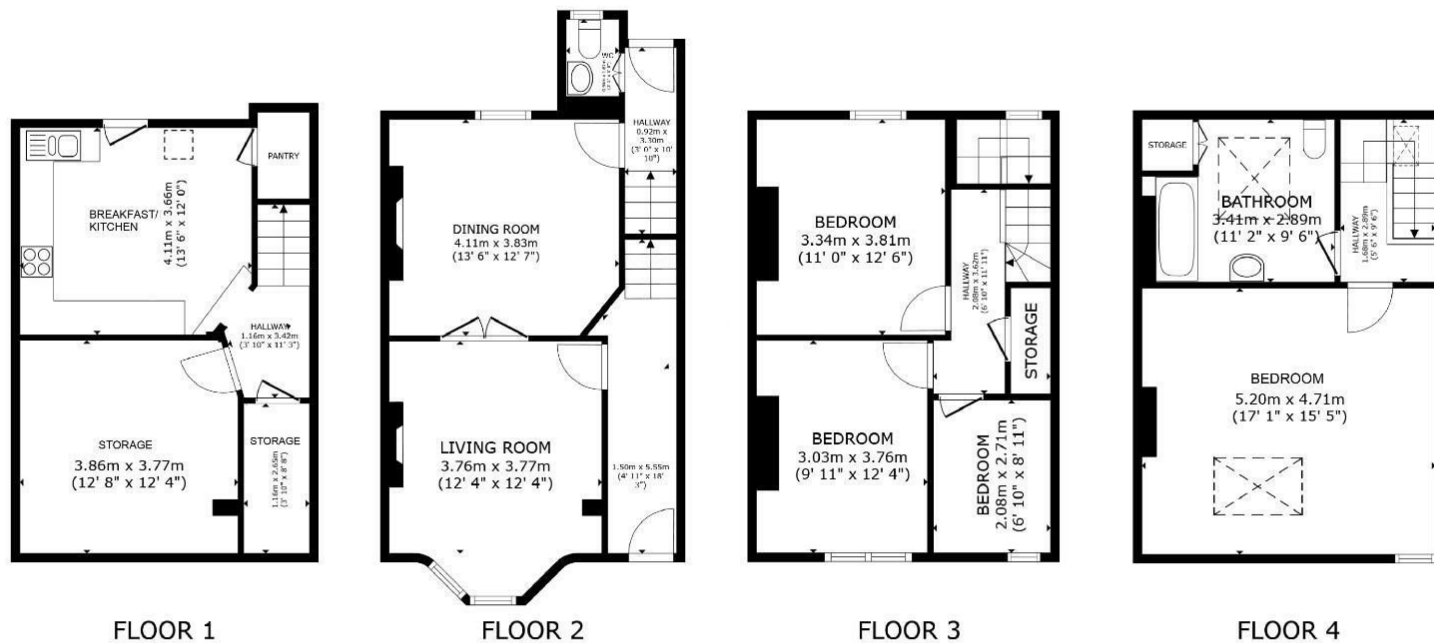
KEY FEATURES

- STONE BUILT VICTORIAN SEMI DETACHED PROPERTY
- FOUR BEDROOMS
- SET OVER FOUR FLOORS
- GENEROUS GARDEN TO THE REAR
- CHARACTER FEATURES THROUGHOUT
- OPEN PLAN LIVING DINING ROOM
- CENTRAL MENSTON LOCATION
- EPC RATING E









GROSS INTERNAL AREA
 FLOOR 1 38.8 m² (417 sq.ft.) FLOOR 2 43.3 m² (466 sq.ft.) FLOOR 3 39.9 m² (430 sq.ft.)
 FLOOR 4 40.0 m² (430 sq.ft.)
 TOTAL : 162.0 m² (1,744 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. Continue through the village and then turn right onto Burley Lane. The Old Exchange can be found on the right hand side and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E Bradford City Council

ADDITIONAL SERVICES

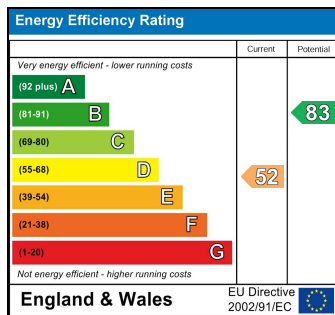
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

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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