



HUNTERS[®]
HERE TO GET *you* THERE



Main Street, Menston, Ilkley

£675,000



A spacious four bedroom detached property with an extensive garden to the rear, with multiple outbuildings providing storage, workshop or potential to be developed into a home office. Situated in Menston village the property briefly comprises of three reception rooms one of which was the former butchers and a breakfast kitchen . Upstairs there are four bedrooms and a family bathroom. The kitchen and bathroom are modern, whilst other parts of the property would benefit from some updating.

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. With 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
otley@hunters.com | www.hunters.com

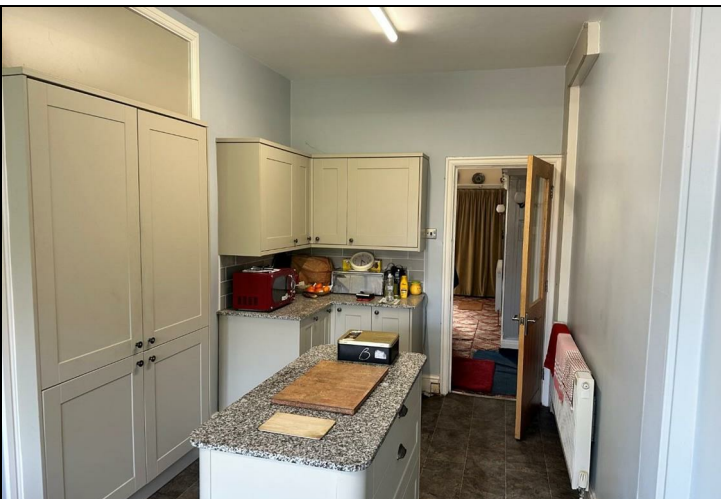


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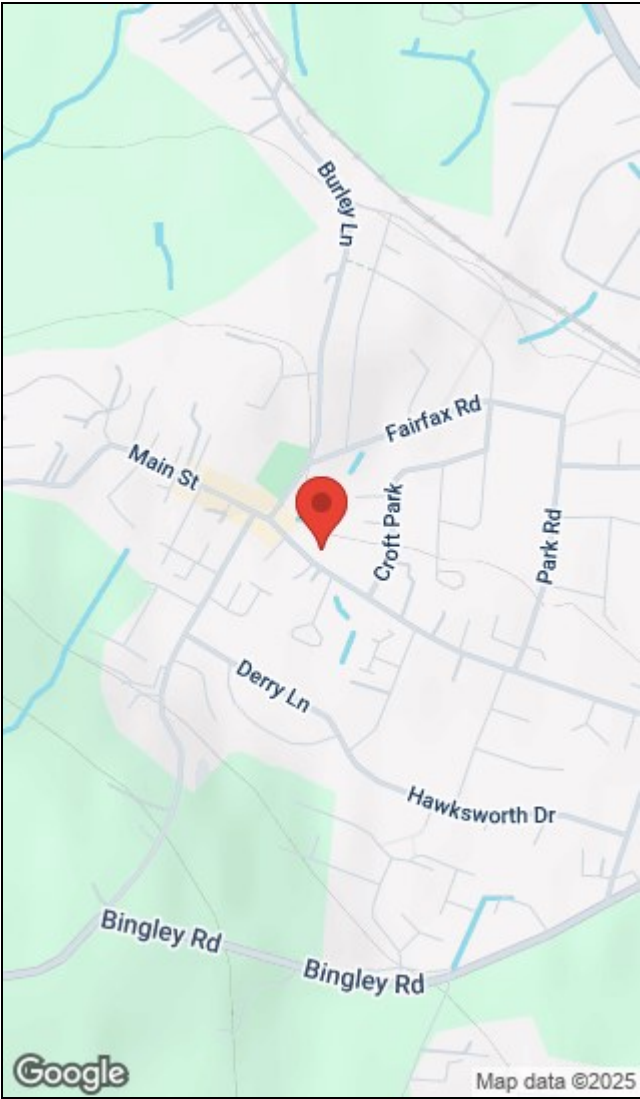


KEY FEATURES

- FOUR BEDROOM DETACHED
- EXTENSIVE PLOT
- IN THE HEART OF MENSTON VILLAGE
- OUTBUILDINGS
- DRIVEWAY
- EPC TO FOLLOW







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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