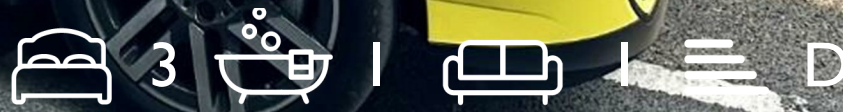




HUNTERS®
HERE TO GET *you* THERE



Low Hall Road, Menston, LS29

£450,000



Nestled on the charming Low Hall Road in Menston, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise both space and functionality, making it a practical choice for modern living.

One of the standout features of this property is the generous garden to the rear with the advantage of the far reaching views. Menston is known for its picturesque surroundings and community spirit, providing a peaceful yet vibrant atmosphere. With local amenities and transport links nearby, this location offers the perfect balance of tranquillity and accessibility.

This semi-detached house on Low Hall Road is a wonderful opportunity for those seeking a comfortable and inviting home in a sought-after area. Don't miss the chance to make this property your own.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



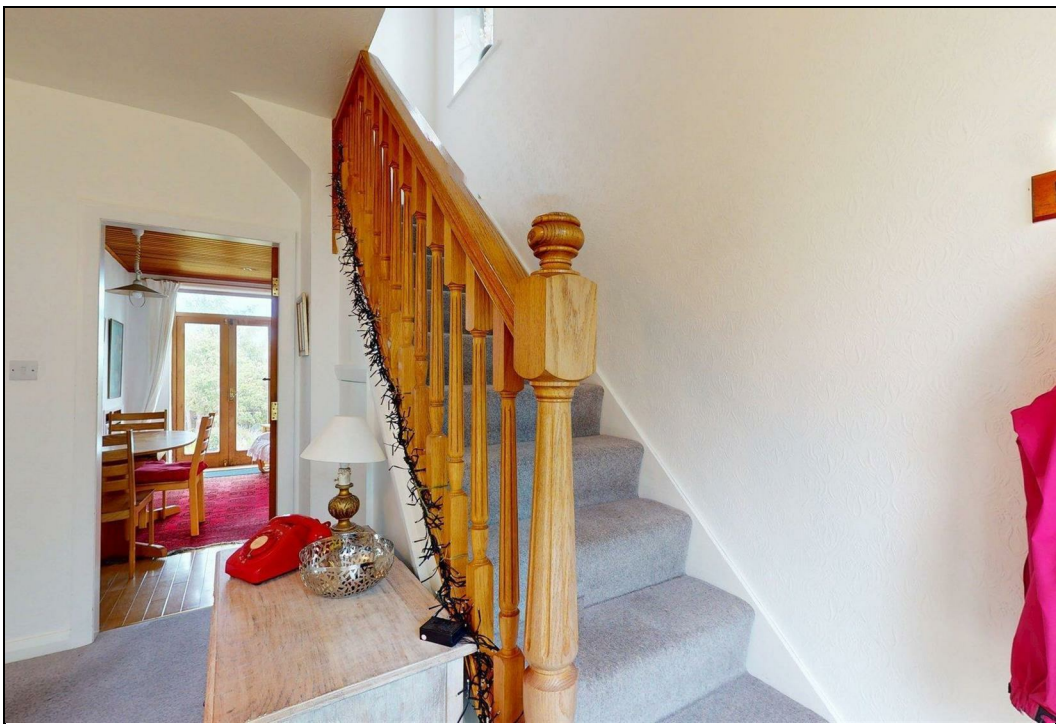
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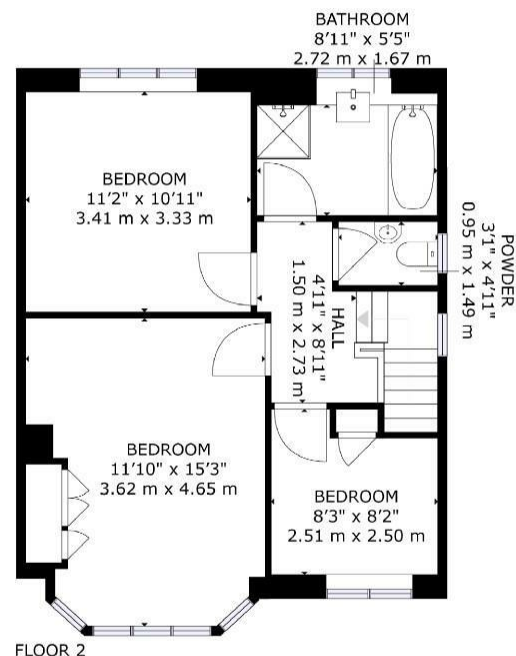
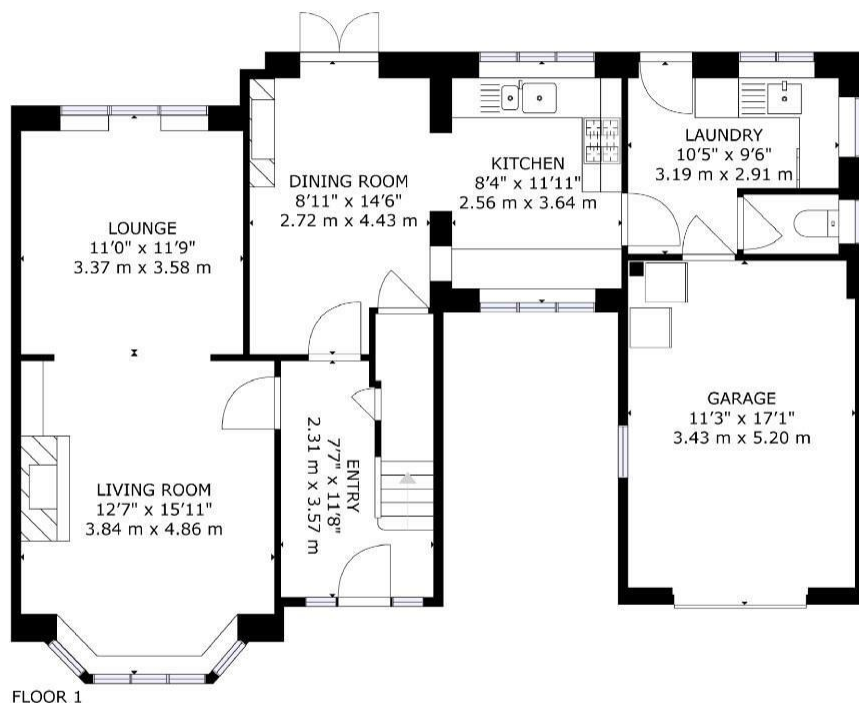
KEY FEATURES

- THREE BEDROOM SEMI DETACHED
 - SEPARATE UTILITY ROOM
 - ENCLOSED REAR GARDEN
 - DRIVEWAY AND GARAGE
- OPEN PLAN LIVING DINING ROOM
 - CHAIN FREE
- SOUGHT AFTER LOCATION
 - EPC RATING D









GROSS INTERNAL AREA
 FLOOR 1: 775 sq.ft, 72 m², FLOOR 2: 527 sq.ft, 49 m²
 EXCLUDED AREAS: GARAGE: 182 sq.ft, 17 m²
 TOTAL: 1302 sq.ft, 121 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



AGENTS NOTES

Tenure: Freehold

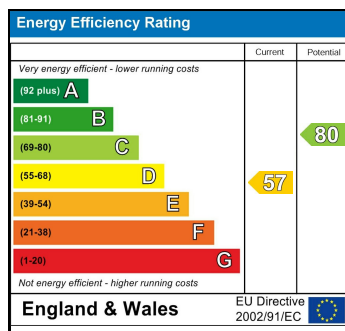
Council Tax Band D, Bradford City Council

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.

INVESTMENTS * LETTINGS * MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.



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