





# Leathley Crescent, Menston, LS29

£399,950



Extended three bedroom semi property in the heart of the much sought after village of Menston and all of its amenities. The accommodation briefly comprises, to the ground floor: a entrance hallway, a spacious and light living room and a well-equipped open plan kitchen dining room with French doors to the garden, there is a further entrance porchway to the side of the property which also offers some useful storage space and there is a WC; and to the first floor: there are three bedrooms, plus a modern house bathroom. Externally, there is a low maintenance garden to the front of the house with parking for several vehicles as well as a single garage, and in the rear garden there is a lawned garden and a flagged area covered by a pergola. This is a property not to be missed and an early viewing is recommended.

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

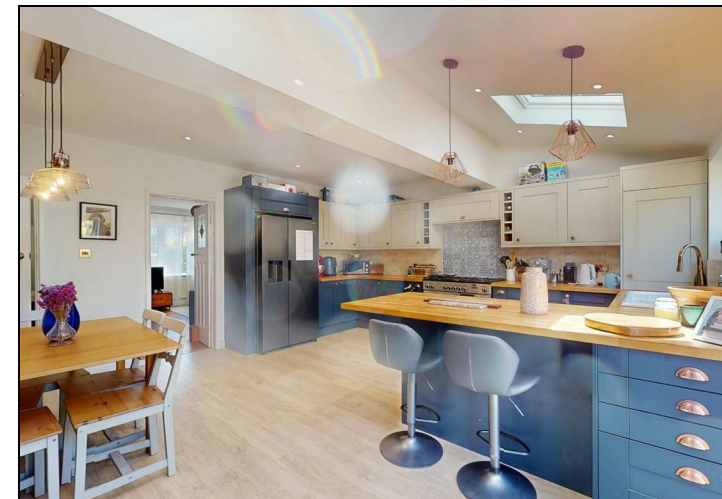
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## KEY FEATURES

- THREE BEDROOM SEMI DETACHED
- OPEN PLAN KITCHEN DINING ROOM
  - PRIVATE REAR GARDEN
  - SINGLE GARAGE
- OFF STREET PARKING FOR SEVERAL VEHICLES
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO VILLAGE CENTRE AND SOUGHT  
AFTER SCHOOLS
- EPC RATING D











## 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 and continue past The Fox pub. Turn right into Station Road and immediately left onto Leathley Road, proceeds and go straight across the mini roundabout then take a right onto Leathley Crescent. The house is located on the right hand side and can be identified by our FOR SALE board.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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.

## ADDITIONAL SERVICES

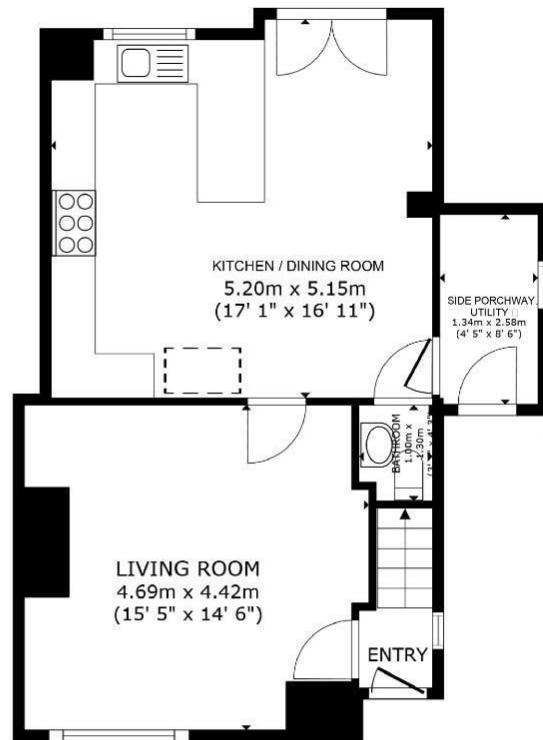
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest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

## DISCLAIMER

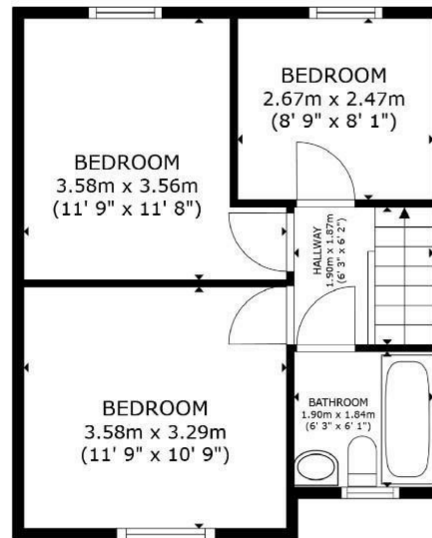
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.





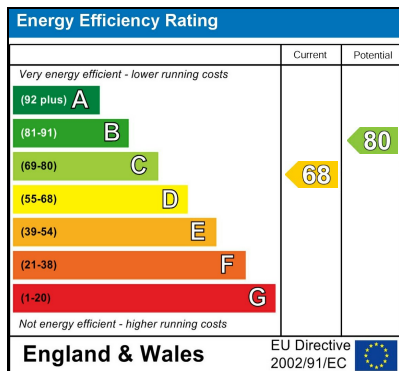
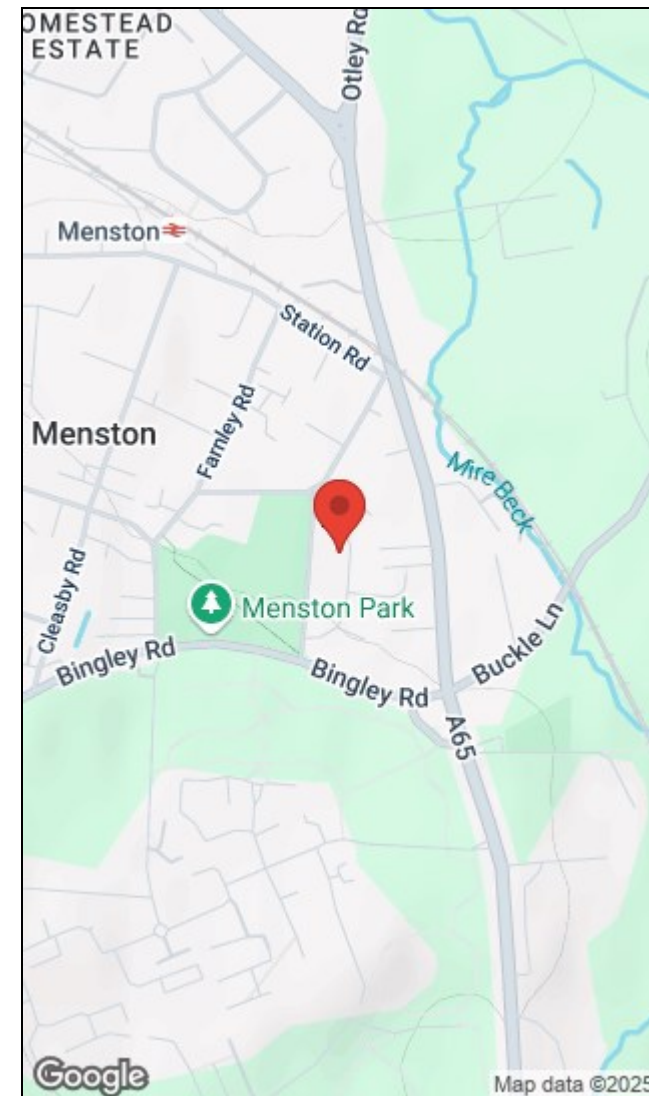


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 54.1 m<sup>2</sup> (583 sq.ft.) FLOOR 2 37.7 m<sup>2</sup> (405 sq.ft.)  
TOTAL : 91.8 m<sup>2</sup> (988 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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