



HUNTERS[®]
HERE TO GET *you* THERE

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Brooklands Lane, Menston, LS29

£360,000



An extended three bedroom semi detached family home situated in a highly sought after location close to Menston train station and the highly regarded primary and secondary school. Arranged over two floors, the property, which has an single storey rear extension, briefly comprises entrance porchway, entrance hall, living room, further rear reception room, kitchen dining room, shower room with WVC and an integral tandem garage. To the first floor, there are two double bedrooms, a single bedroom, house bathroom and separate WVC. Externally there is driveway parking for several cars to the front leading to the tandem garage and a sunny private garden to the rear with a lawned garden, established well stocked borders and large flagged seating area.

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.

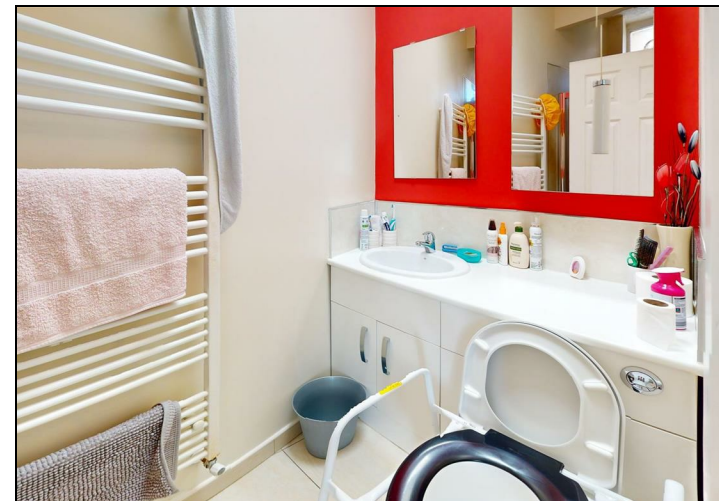
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com

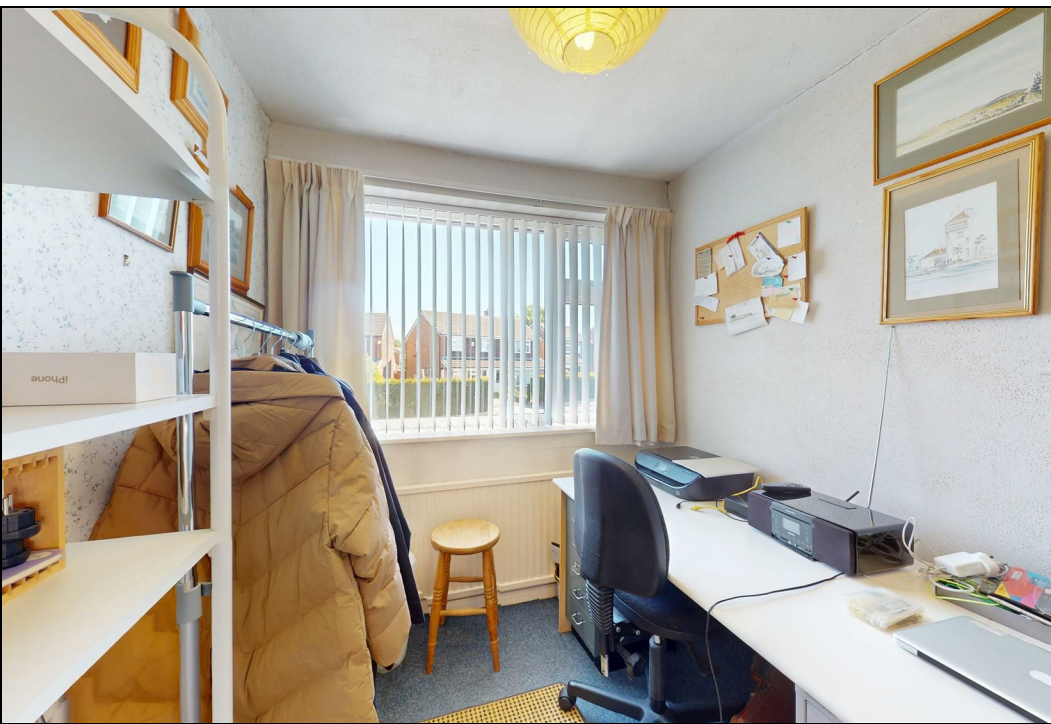
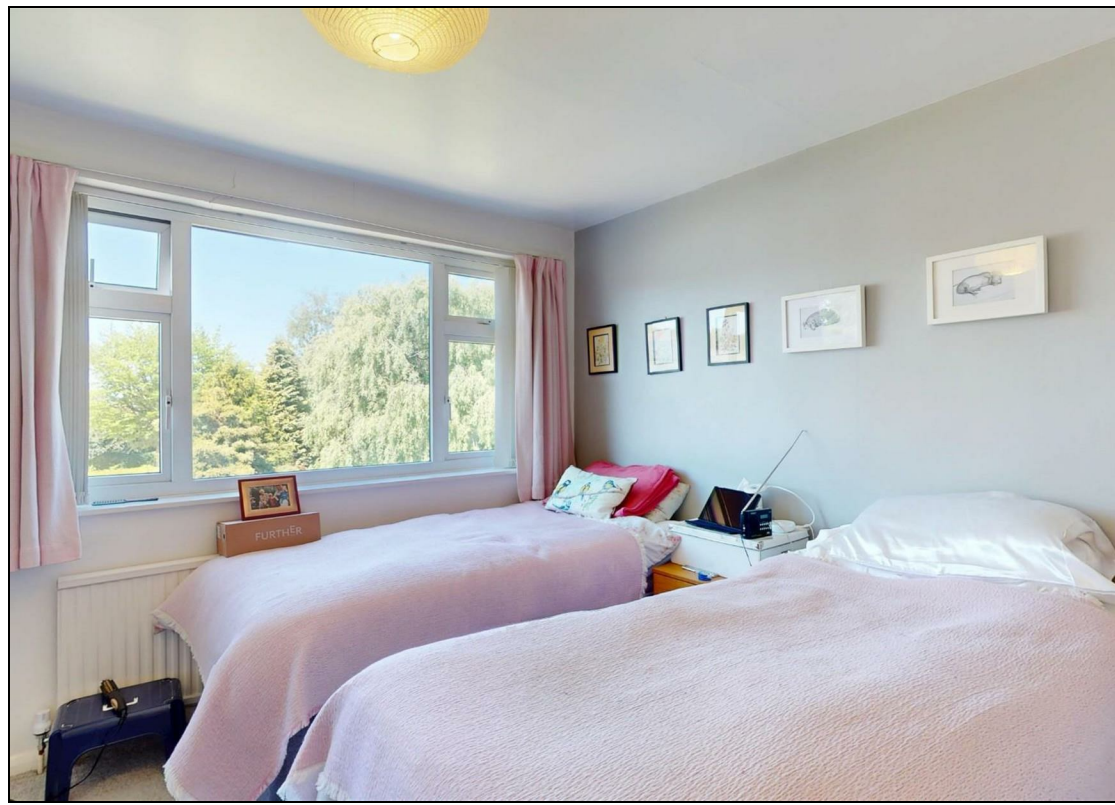
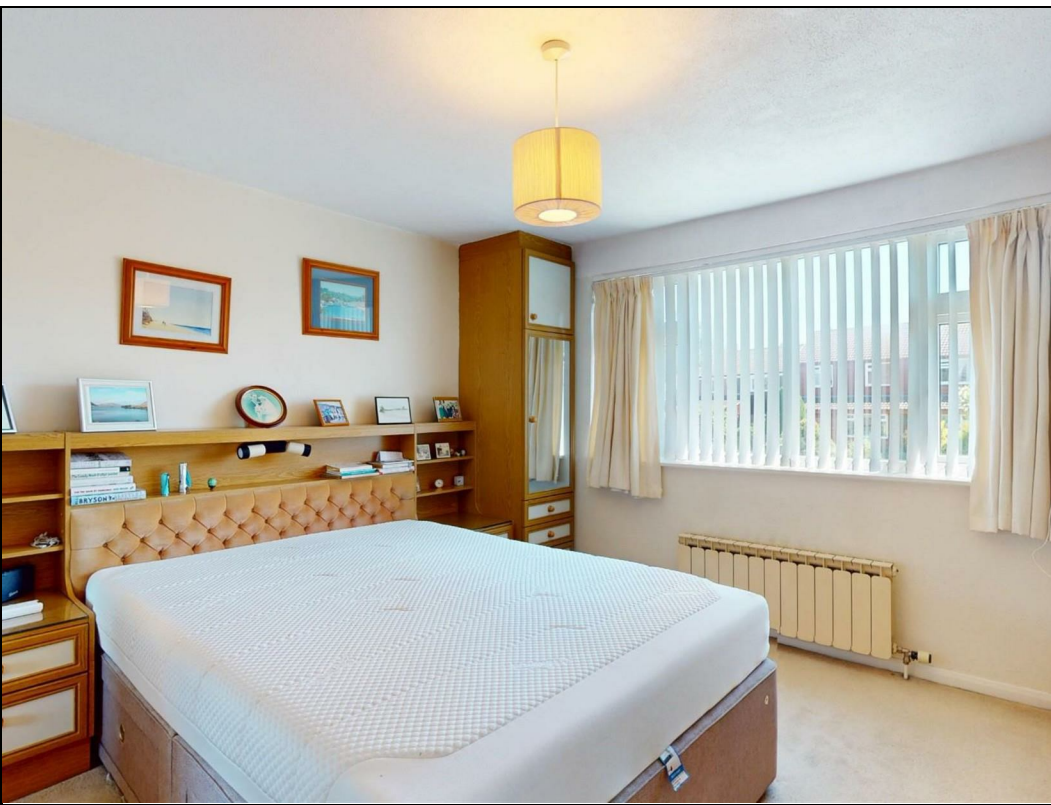


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KEY FEATURES

- EXTENDED THREE BEDROOM SEMI DETACHED
 - HOUSE BATHROOM, AND DOWNSTAIRS SHOWER ROOM WITH WC
 - PARKING FOR SEVERAL VEHICLES
 - DOUBLE TANDEM GARAGE
 - SINGLE STOREY REAR EXTENSION
 - SUNNY REAR GARDEN
- POTENTIAL FOR FURTHER DEVELOPEMENT
(subject to planning)
 - EPC RATING C







DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed right along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road and continue to the junction By The Fox pub. At The Fox junction turn right onto Burley Road and then take the second left into Brooklands Lane. The property can be found on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

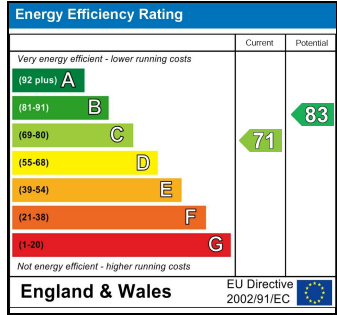
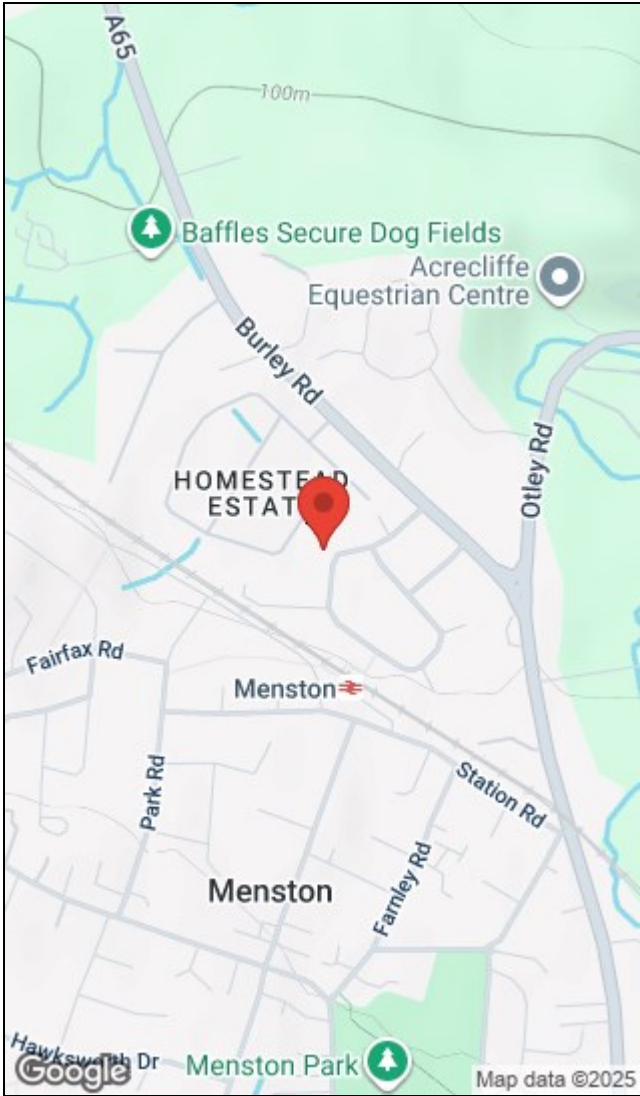
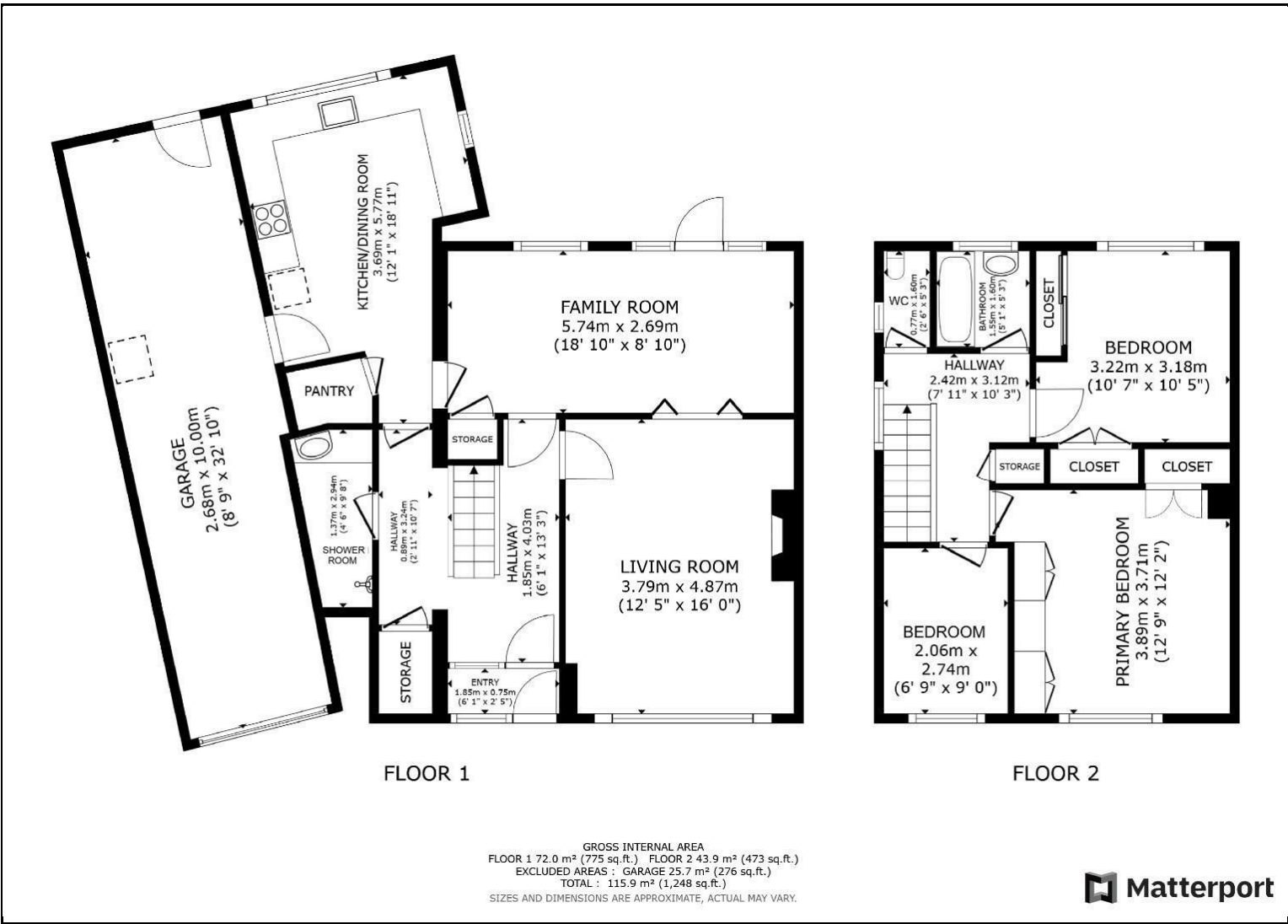
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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.

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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