



HUNTERS[®]
HERE TO GET *you* THERE



Leathley Crescent, Menston, LS29

£345,000



A three bedroom semi detached 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 porchway leading to an entrance hallway, two reception rooms and a galley kitchen with pantry; and to the first floor: there are three double bedrooms, plus a modern house bathroom. Externally, there is parking for several vehicles as well as a single garage, and in the rear garden there is a sunny lawned garden.

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.

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



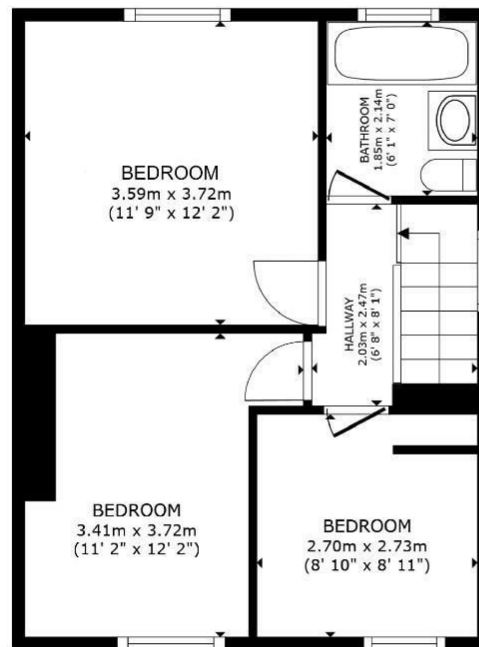
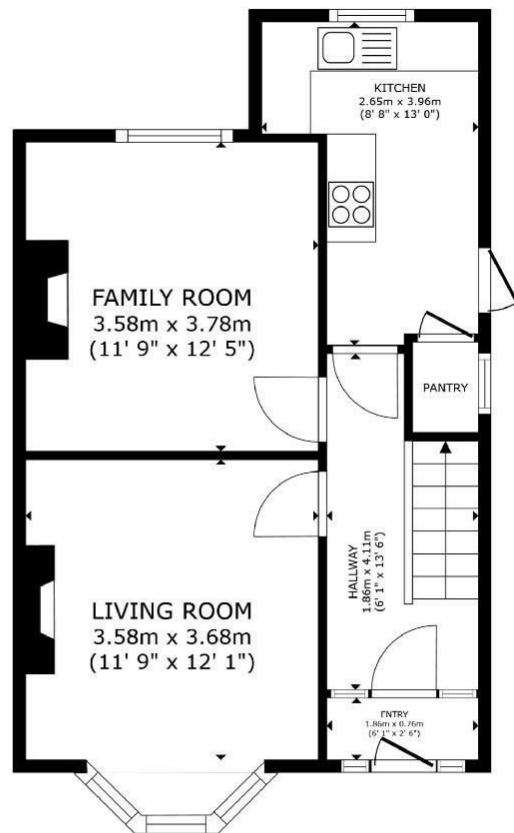
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KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE
 - TWO RECEPTIONS ROOMS
 - THREE DOUBLE BEDROOMS
- SINGLE GARAGE & PARKING FOR SEVERAL VEHICLES
 - LAWNED REAR GARDEN
 - POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES, THE PARK AND THE TRAIN STATION
 - EPC TO FOLLOW







GROSS INTERNAL AREA
FLOOR 1 46.8 m² (503 sq.ft.) FLOOR 2 41.7 m² (449 sq.ft.)
TOTAL : 88.5 m² (952 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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, proceed 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.

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

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