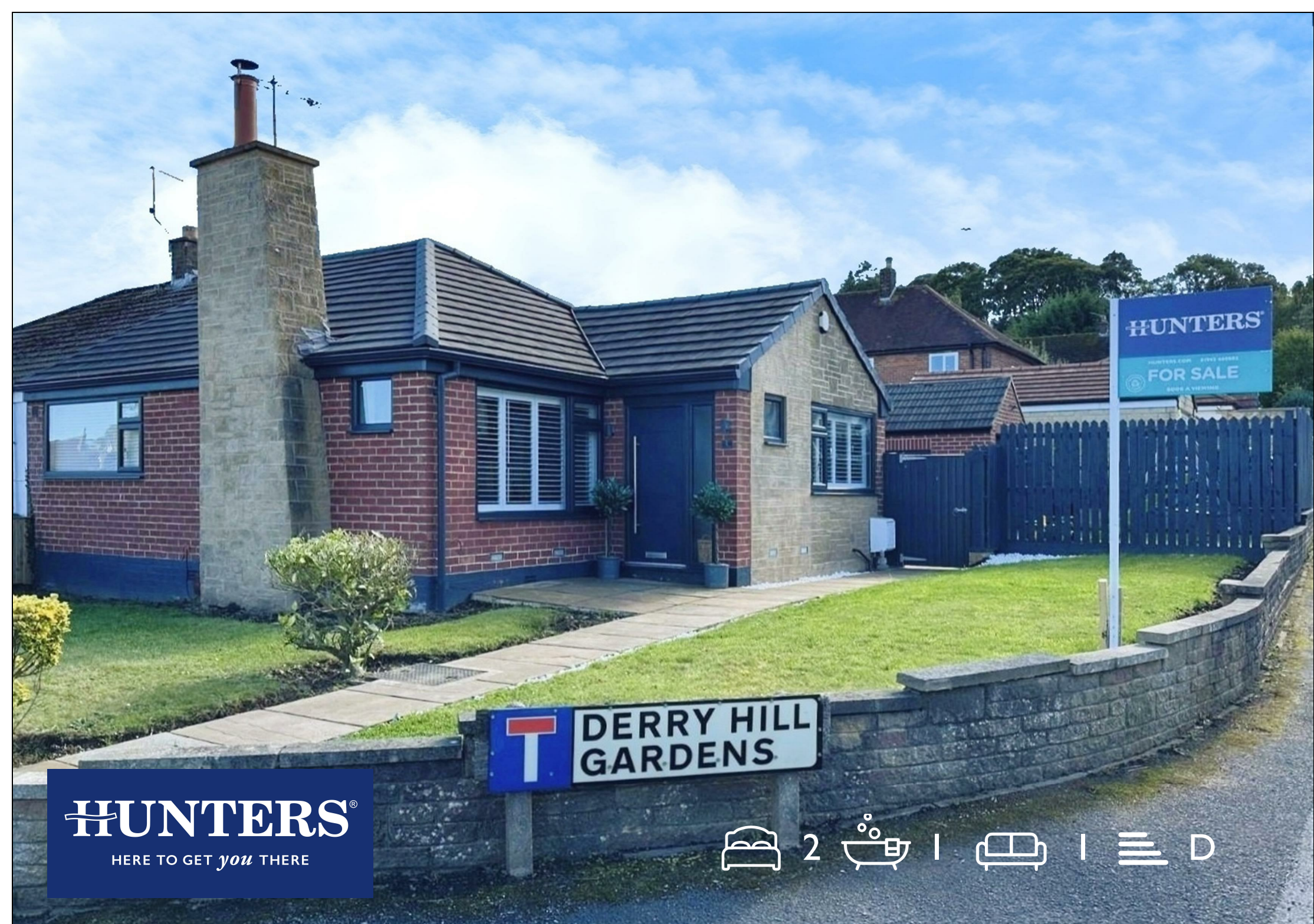




HUNTERS®
HERE TO GET *you* THERE

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Derry Hill Gardens, Menston

£375,000



Welcome to this charming semi-detached bungalow located in the desirable Derry Hill Gardens, Menston. This delightful property offers a comfortable living space, perfect for those seeking a peaceful retreat. Having undergone a full renovation the bungalow features a well-proportioned reception room that provides an inviting atmosphere for relaxation and entertaining.

The property boasts two spacious bedrooms, ideal for accommodating family members or guests. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming environment. The bathroom is conveniently located, ensuring ease of access for all residents.

Set in a popular residential area, this bungalow benefits from a lovely garden area, perfect for enjoying the outdoors or tending to your gardening interests. Off road parking and a garage are a real benefit to this property. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This semi-detached bungalow presents a wonderful opportunity for those looking to settle in a serene setting while still being close to the conveniences of modern living. Whether you are a first-time buyer or seeking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

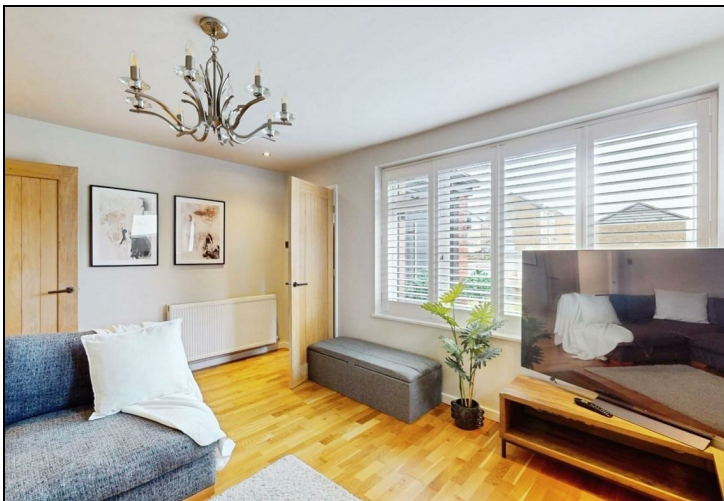
Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. There are village amenities available locally and further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.

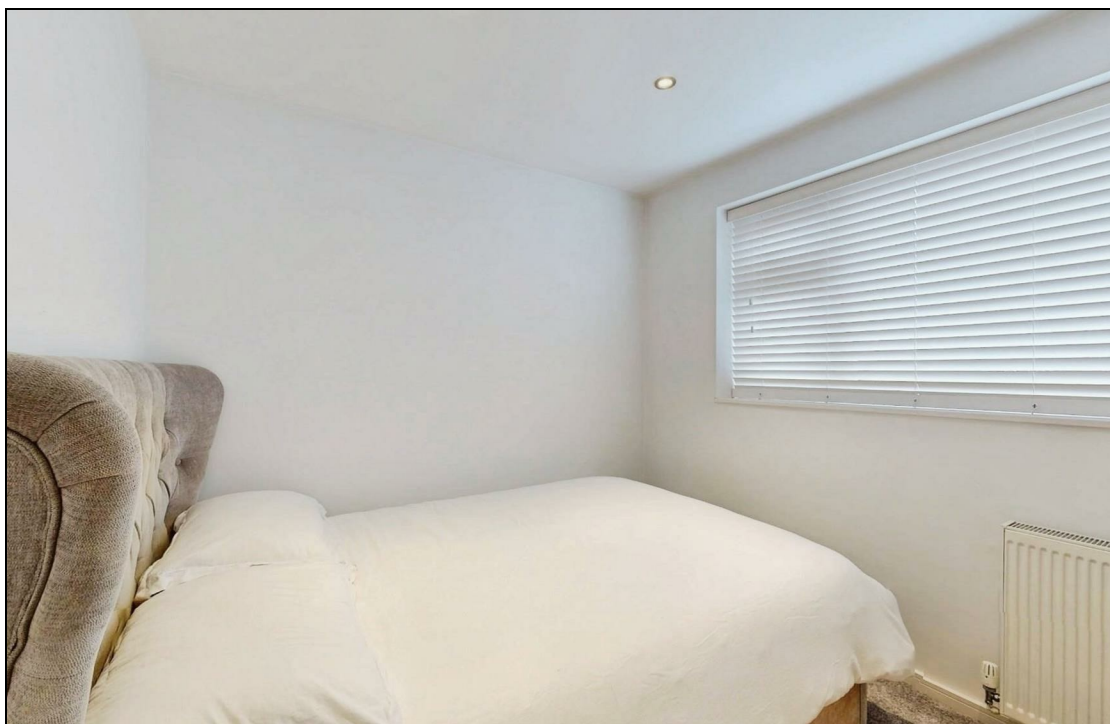
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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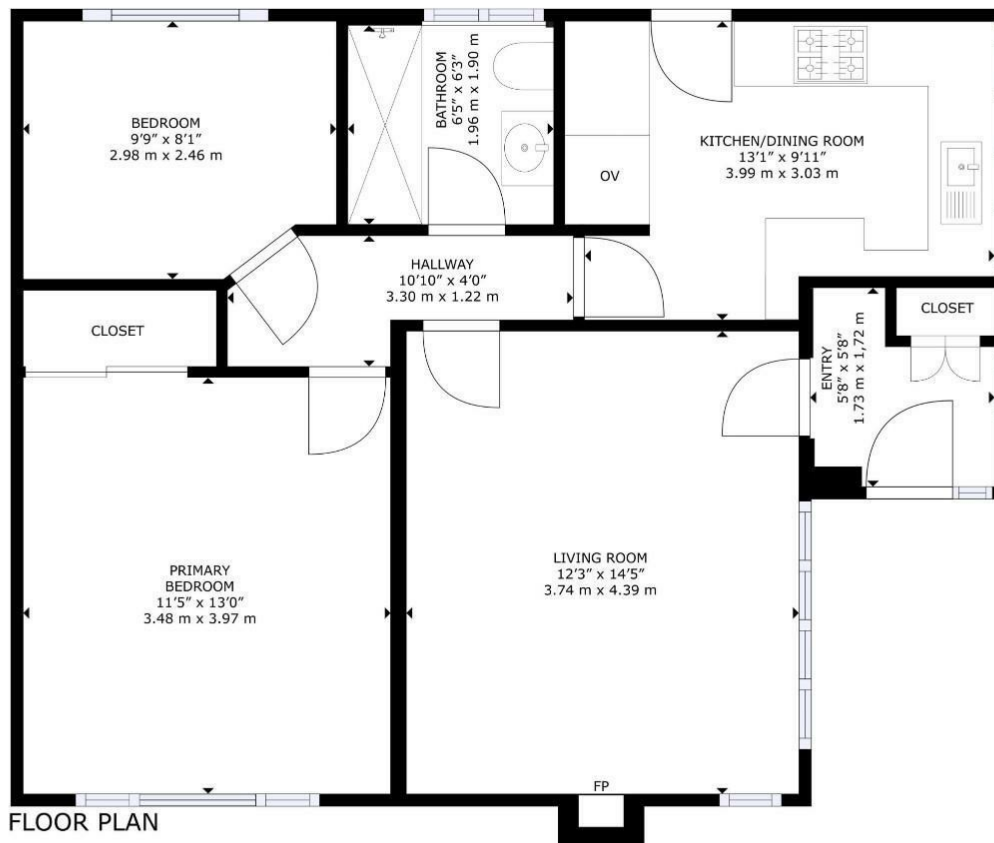
KEY FEATURES

- SEMI DETACHED BUNGALOW
- CONTEMPORARY BATHROOM
- SPACIOUS RECEPTION ROOM
 - TWO COSY BEDROOMS
 - LOCATED IN MENSTON
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO TRANSPORT
- IDEAL FOR YOUNG FAMILIES
- PERFECT FOR DOWNSIZING
- VIEWING HIGHLY RECOMMENDED









FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN: 677 sq. ft, 63 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From the traffic lights proceed down Bingley Road into Menston village onto Main Street. Continue for half a mile and take a turn left onto Derry Hill just before the Menston Arms public house. The property is on the corner of Derry Hill Gardens and can be identified by the Hunters 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 £36 (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	67	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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