



HUNTERS[®]

HERE TO GET *you* THERE

4 2 2 E

Fairfax Road, Menston, LS29

£630,000

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A well presented four bedroom detached house, of individual design, located within a much sought after residential area within Menston village. Occupying a generous corner plot, this ideal family home offers spacious living accommodation on one level, and briefly comprises a welcoming entrance hall, well proportioned living room, separate dining room with balcony, kitchen, utility room, four double bedrooms, house bathroom and additional shower room/WC. A double garage, additional entrance and useful store room occupy the lower ground floor. Externally the property benefits from extensive and well-established gardens to all sides and a driveway parking provides off road parking. An early viewing of this lovely home is highly recommended to fully appreciate the accommodation on offer.

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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ACCOMMODATION

The property has majority UPVC sealed unit double glazing and gas fired warm air heating throughout.

LOWER GROUND FLOOR

Covered entrance having UPVC entrance door, with full height opaque glass panels to either side, lead into:-

LOWER HALL

store measures 5'10" x 5'10"

Staircase leading up to the ground floor, door allows access into the garage, useful walk-in store room having opaque window to rear elevation.

INTEGRAL DOUBLE GARAGE

25'4" x 17'11"

Having up and over door, window to front elevation, power, light and water.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door, having full height opaque windows to either side and over, window through to the utility room, access hatch to loft, shelved airing cupboard housing hot water cylinder.

LIVING ROOM

21'11" x 17'10"

An impressive living room having windows to front and side elevations, ceiling coving, living flame gas fire having marble heath and timber fire surround.

DINING ROOM

10'10" x 13'11"

Timber framed fully glazed door leads out to the balcony which is of a good size and has wrought iron railings, timber framed full height windows to either side, window to rear elevation, ceiling coving.

KITCHEN

14'4" x 8'11"

Window to rear elevation, range of fitted kitchen units at base and wall level incorporating cupboards, drawers, pan drawers, glass fronted cabinets and bottle rack, and having complementary worksurfaces and upstands, one and a half times sink and drainer with mixer tap over, eye level integral stainless steel electric fan oven and grill, four ring stainless steel gas hob with stainless steel extractor hood over.

UTILITY ROOM

7'8" x 8'11"

UPVC rear entrance door having glass panels, window to rear elevation, base units with sink and drainer set into worksurface, space and plumbing for washing machine, space for fridge freezer.

SHOWER ROOM

Opaque window to rear elevation, fully tiled walk-in corner shower cubicle having thermostatic shower, pedestal wash hand basin and low level WC.

BEDROOM ONE

12'4" x 16'2"

Windows to front and side elevations, fitted wardrobes to one wall.

BEDROOM TWO

11'5" x 13'6"

Currently used as a home office having windows to front and side elevations.

BEDROOM THREE

11'2" x 11'11"

Window to rear elevation, recessed fitted wardrobe.

BEDROOM FOUR

11'1" x 11'11"

Window to rear elevation, recessed fitted wardrobe.

BATHROOM

Part tiled having opaque window to side elevation, three piece bathroom suite comprising panelled bath with thermostatic shower over, wash hand basin set within vanity storage unit and low WC having hidden cistern, shaver point.

OUTSIDE

The property sits within a generous corner plot and is surrounded by well-established gardens to all sides. There are lawns, vegetable plots, paved patio seating areas and borders which are well-stocked with mature trees and shrubs. A tarmac driveway provides off street parking for two cars in front of the double garage.

DIRECTIONS

From our Hunters Ilkley offices in Crescent Court, head

towards Burley in Wharfedale on the A65. Continue on the A65 towards Menston. Just after The Fox pub, turn right onto Station Road then immediately left onto Leathley Road. At the mini roundabout, turn right onto Low Hall Road then bear left onto Farnley Road. At the junction, turn left onto Main Street, continue past the library which is on the right hand side, and shortly afterwards take the turning right into Park Road. Towards the bottom of Park Road, turn left into Fairfax Road and the property can be found on the right hand side on the corner where Fairfax Road meets Fairfax Avenue.

AGENTS NOTES

Tenure: Freehold

Council Tax Band G, Bradford City Council

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.

LETTINGS * INVESTMENTS * 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.

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.

KEY FEATURES

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOUSE
- GENEROUS CORNER PLOT
- SPACIOUS ACCOMMODATION THROUGHOUT
 - DOUBLE GARAGE
 - WELL-ESTABLISHED GARDENS
- MUCH SOUGHT AFTER RESIDENTIAL AREA OF MENSTON VILLAGE
 - EPC RATING E

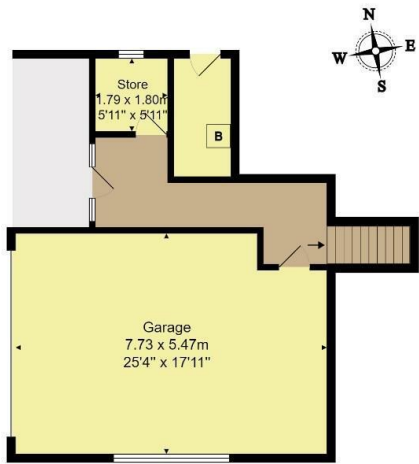










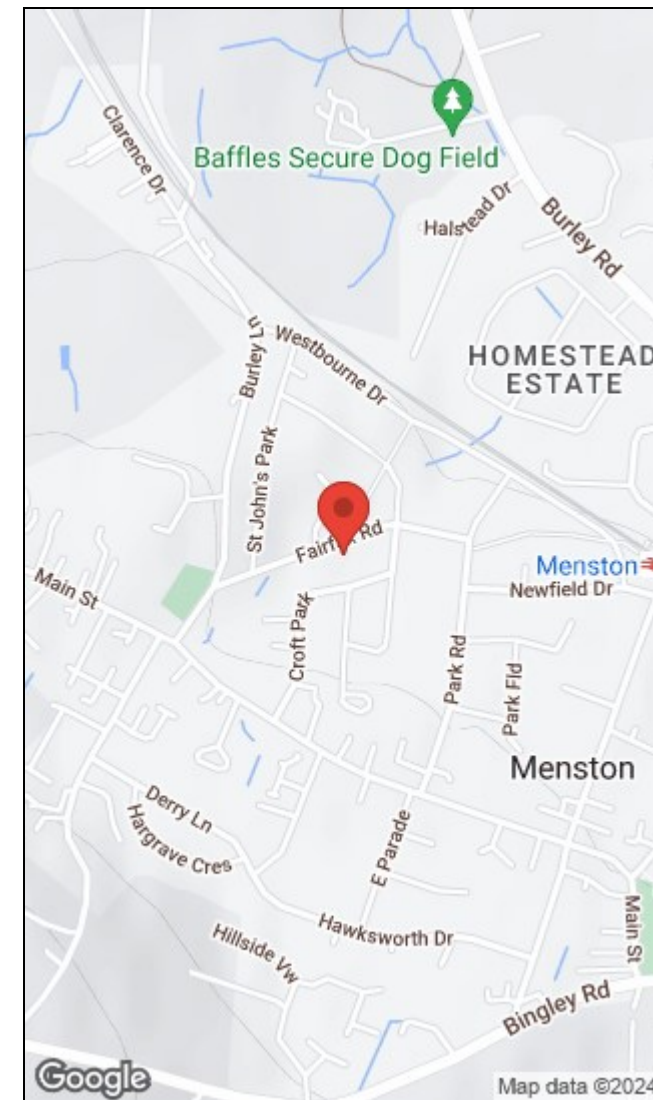


Lower Ground Floor



Ground Floor

Total Area: 248.2 m² ... 2671 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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