



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 4  3  2  D

# Ellar Gardens, Menston, LS29

£585,000



A fantastic opportunity to buy this spacious four bedroom detached family home within the popular Ellar Gardens development. The accommodation, in brief, comprises an entrance vestibule, a hallway, a through living / dining room leading into the conservatory, a modern kitchen with utility room, and a WC. To the first floor, there are four double bedrooms, two with en suites, and a house bathroom. To the front of the property there is a driveway for several vehicles leading to an integral double garage, and to the rear is beautifully presented well stocked garden with paved seating areas to make the most of the sunny garden. This property comes to the market with NO ONWARDS CHAIN.

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  
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## KEY FEATURES

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- THREE BATHROOMS AND A DOWNSTAIRS WC
- THROUGH LIVING / DINING ROOM
- CONSERVATORY
- KITCHEN AND UTILITY ROOM
- INTEGRAL DOUBLE GARAGE
- SCOPE FOR FURTHER DEVELOPMENT (subject to planning)
- POPULAR RESIDENTIAL LOCATION
- NO ONWARDS CHAIN









**DIRECTIONS**  
Leaving Otley on the Bradford Road start climbing the hill into Menston and Ellar Gardens is the first right. The property is the first on the right and can be identified by our Hunters Otley For Sale Board.

**AGENTS NOTES**  
Tenure: Freehold

Council Tax Band F, Bradford City Council

**ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

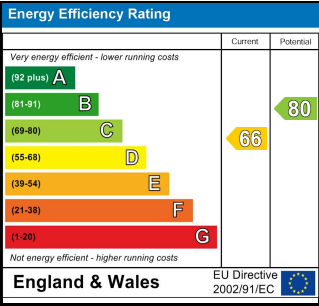
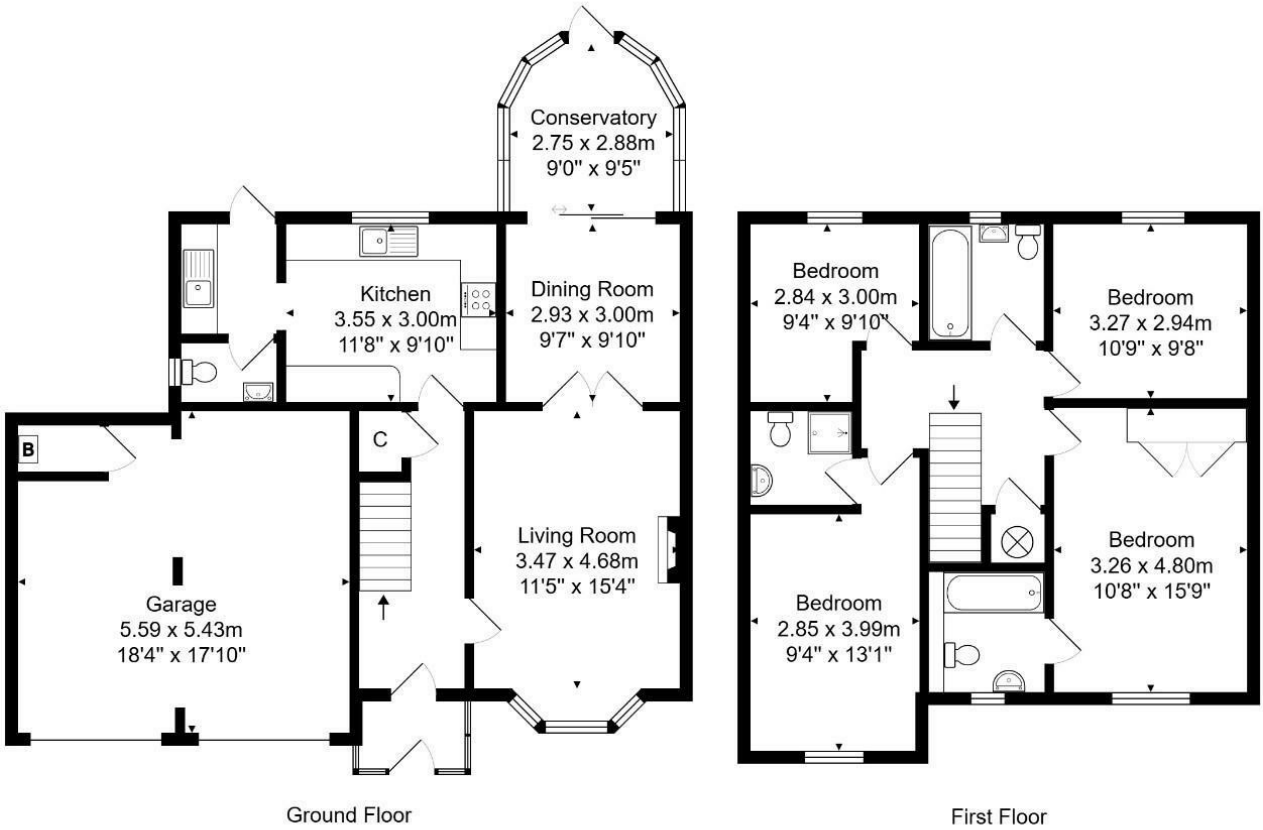
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group.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