


Offers in the region of £199,950
South View, Menston, LS29



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Key Features

- CHAIN FREE FREEHOLD END TERRACE
- NEW CARPETS THROUGHOUT
- NEWLY DECORATED THROUGHOUT
- FULLY FITTED GALLEY KITCHEN
- RECENTLY FITTED GAS BOILER WITH 10 YEAR WARRANTY FOR PARTS AND LABOUR
- BRIGHT AND AIRY SITTING ROOM
- TWO BEDROOMS
- BASEMENT AREA WITH NATURAL LIGHT
- EPC RATING D
- COUNCIL TAX BAND B
- PIV UNIT FITTED FOR ENHANCED AIR QUALITY
- ON STREET PARKING AND SPACE/LAND OUTSIDE THE PROPERTY TO ADD A STORAGE/BIKE SHED

Property Description

A fantastic opportunity to own this welcoming two-bedroom end stone-built home, full of character and charm, situated in this popular village location. This period property offers a bright living space with high ceilings and large sash windows that fills the living room with natural light. The delightful living room features a period style cast iron gas burning stove ideal for relaxing evenings.

A fully fitted galley kitchen with several fitted appliances. A doorway leads down to a well-ventilated naturally lit basement which could be renovated for a variety of uses.

Staircase case leading to two bedrooms providing a comfortable living space. Off the hallway is a tiled bathroom with electric shower, bath, and heated polished chrome towel rail.

There is a spacious well insulated loft ready for developing into another useful space, accessed by a drop-down ladder.

To the outside is on street parking and space/land to accommodate a storage/bike shed.

The property is conveniently located in highly desirable Menston village. Close to amenities including Menston park, picturesque woodland walks, GP surgery, village cafes, pubs and shops. The house is 5 to 10 minutes' walk from Menston train station with a commute into Leeds within 15 minutes. Quick commute into Bradford and Ilkley. Leeds/Bradford International Airport is only a short drive away, 10 to 15 minutes, ideally situated for getting away. Excellent schools in the village/ local areas, Ilkley, Guiseley.

Summary

An exceptional value home with timeless appeal and real potential. Realistically priced for a variety of purchasers to include first-time buyers or investors.

South View enjoys a very favourable position in this appealing Wharfedale village.



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GROUND FLOOR

ENTRANCE PVCu double glazed door to the front elevation, with stripped timber door to the living room and stairs leading to the first floor.

LIVING ROOM 12' 9" x 13' 8" (3.91m x 4.17m) 2 x PVCu double glazed sash-style windows to the front. With a feature fireplace and cast iron gas fireplace. Radiator. The floor is carpet finished.

KITCHEN 15' 3" x 7' 2" (4.65m x 2.2m) PVCu double glazed window to the side elevation. There is a range of wall and base cabinets with laminate work surfaces over, inset stainless steel sink with polished chrome finish mixer tap. There is an extractor over gas hob and electric oven. Radiator.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firms employment has the authority to make or give representation or warranty in respect of this property

BASEMENT LEVEL

CELLAR Useful cellar area with good sized floor to ceiling height, power and light with scope for conversion.

FIRST FLOOR

LANDING Access to the insulated loft via drop-down ladder. PIV vent (positive input ventilation) Radiator and doors leading to the bedrooms and bathroom. The floor is carpet finished.

BEDROOM ONE 13' 5" x 11' 1" (4.1m x 3.38m) PVCu double glazed window to the front elevation. A good-sized room with radiator and carpet floor finish.

BEDROOM TWO 2.54m X 2.35M PVCu double glazed window to the side elevation. Radiator. This bedroom may accommodate a double bed. The floor is carpet finished.

BATHROOM A three piece suite encompassing low level WC, modern basin over vanity storage cabinet and mirrored bathroom cabinet over, pannelled bath with shower over and heated towel rail. Complimentary wall tiling and tiled floor finish.



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OUTSIDE

PARKING There is on street parking and an area to the side elevation that is owned by the property.

OTHER INFORMATION

COUNCIL TAX Online enquiries confirm the council tax band as 'B' which is £1,680.69 for 2025/26.

EPC EPC rating 'D'.

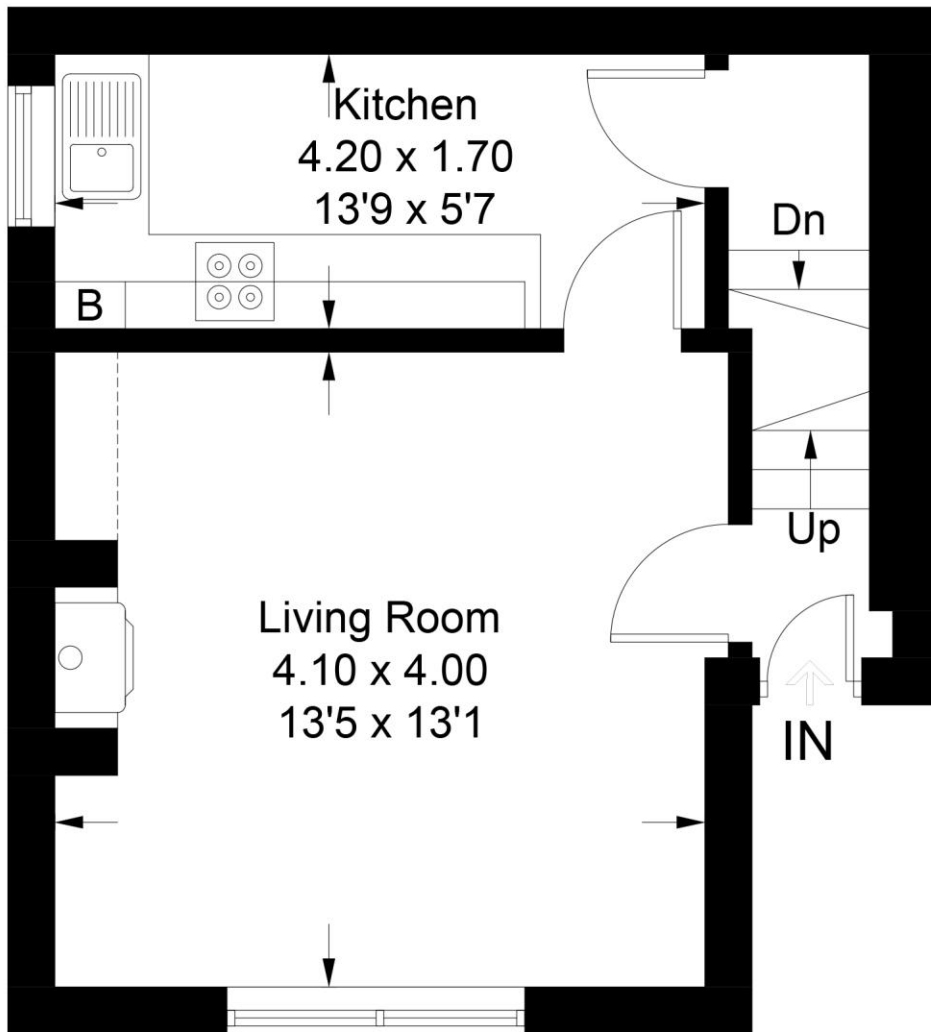
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

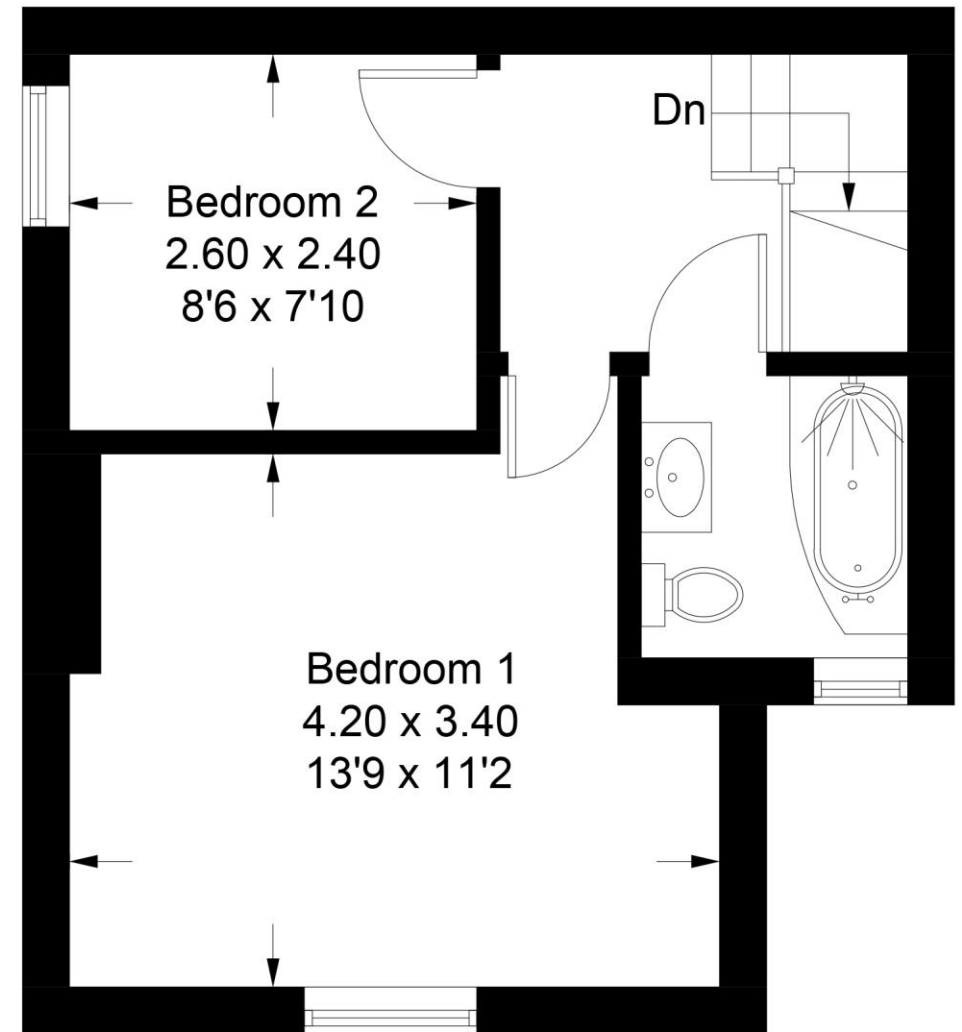
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South View, Menston, LS29 6JX

Approximate Gross Internal Area = 58.2 sq m / 626 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID952645)

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