



Fairfax Road | | Menston | LS29 6EW

Asking Price: £850,000

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Trusted Estate Agents

1 Fairfax Road |
Menston LS29 6EW
Asking Price: £850,000

An outstanding detached bungalow providing substantial three bedroomed/three bathroom accommodation, including a garage and off-street parking for two cars.

- Spacious Accommodation
- Three Double Bedrooms
- Three Bathrooms
- Versatile Reception Spaces
- Utility Room
- EPC Rating Awaited
- Useful Garage and Driveway
- Beautiful Gardens

With gas central heating and double glazing, the accommodation comprises:

Ground Floor

Entrance Vestibule

Accessed via timber double doors.

Central Hallway

23'9 x 6'6 (max) (7.24m x 1.98m (max))

Hatch to loft.

Sitting Room

14'0 x 12'10 (4.27m x 3.91m)

An inviting reception space including a gas fire with marble surround and hearth plus a bay window to the front elevation.

Garden Room

14'4 x 14'0 (4.37m x 4.27m)

Adjoining the sitting room and featuring an abundance of natural light via a South Westerly aspect, fitted book shelves and cabinets along with French doors leading out to the garden.



An outstanding detached bungalow providing substantial three bedroomed/three bathroom accommodation, including a garage and off-street parking for two cars.

Occupying a generous plot that features an immaculately kept South West facing garden, this attractive bungalow is nestled within one of Menston's most sought after residential areas. Enjoying a beautiful outlook towards The Chevin, the property has a sense of privacy and seclusion while still being within walking distance of the village centre and train station.



Dining Kitchen

23'10 x 14'4 (7.26m x 4.37m)

Comprising an extensive range of base and wall units with coordinating work surfaces, concealed lighting and tiled splashback. Integrated appliances include an oven plus grill, four ring gas hob with hood over, fridge, freezer and dishwasher. Ample dining/living space and a lovely dual aspect with an outlook towards The Chevin.

Utility Room

14'1 x 8'1 (4.29m x 2.46m)

Range of base and wall units with coordinating work surfaces plus tiled splashback

Bedroom

21'10 (max) x 18'7 (max) (6.65m (max) x 5.66m (max))

Good range of fitted wardrobes plus windows to two sides with an outlook over the gardens.

En Suite

10'0 x 7'8 (3.05m x 2.34m)

Comprising a Jacuzzi bath, hand wash basin within vanity unit, w.c and a bidet.

Bedroom

21'9 x 10'7 (6.63m x 3.23m)

With a range of fitted wardrobes and an outlook over the gardens.

Bedroom

14'5 x 10'9 (4.39m x 3.28m)

Including a fitted wardrobe and a linen cupboard.

En Suite

8'3 x 6'6 (2.51m x 1.98m)

Comprising a bath with shower attachment, hand wash basin within vanity unit, w.c and a heated towel rail.

Shower Room

7'0 x 6'5 (2.13m x 1.96m)

Comprising a walk-in shower with glass screen, hand wash basin within vanity unit and low suite w.c.

Garage

21'3 x 9'10 (6.48m x 3.00m)

Accessed either via an electric roller door or an internal door from the utility room.

Outside

Garden

A standout feature is the beautifully landscaped, South West facing gardens that features a manicured lawn, well stocked flower beds and rockeries, mature shrubs and a garden shed.



Driveway

A block paved driveway provides off-street parking for two cars.

Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.

It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

Council Tax

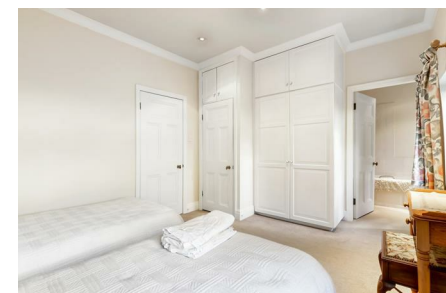
City of Bradford Metropolitan District Council Tax Band G

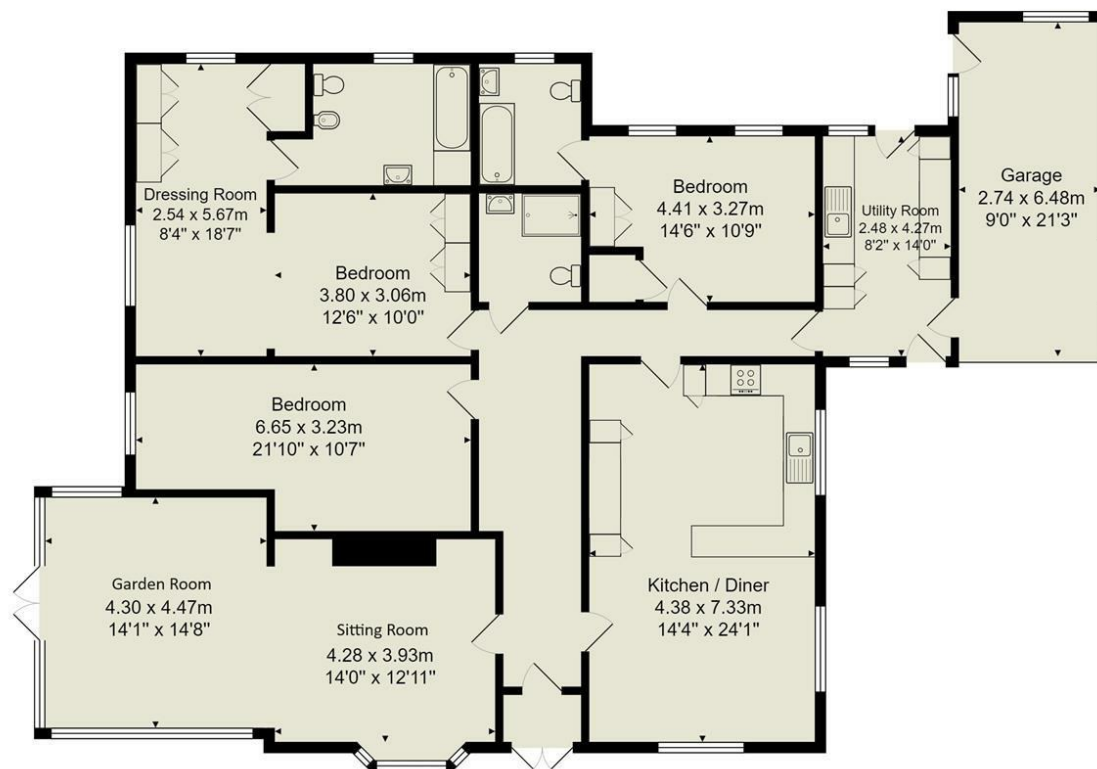
Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017:

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.





Total Area: 184.0 m² ... 1980 ft² (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	62
(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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