



Gold Crest Way | | Menston | LS29 6SF

Asking price £395,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

9 Gold Crest Way |
Menston LS29 6SF
Asking price £395,000

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

Ground Floor

Entrance Hall

6'1 x 5'5 (1.85m x 1.65m)

Accessed via a composite door and with parquet style laminate flooring.

Sitting Room

16'3 x 13'1 (4.95m x 3.99m)

A generous sitting room with parquet style flooring and fitted plantation shutters.

Dining Kitchen

16'6 x 11'9 (5.03m x 3.58m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Integrated appliances include and oven plus grill, four ring induction hob with hood over, fridge, freezer dishwasher and a washing machine. Ample space for a dining table and chairs, fitted plantation shutters and French doors leading out to the rear garden.

Cloakroom

4'9 x 3'3 (1.45m x 0.99m)

With a hand wash basin, w.c. and a heated towel rail.

First Floor

Bedroom

12'4 x 10'6 (3.76m x 3.20m)

An ample double bedroom with a window providing a lovely South Westerly aspect.

Bedroom

14'9 x 8'3 (4.50m x 2.51m)

A further double bedroom enjoying a delightful open outlook over the village.

Bedroom

11'3 x 8'3 (3.43m x 2.51m)

With a window to the front elevation, again enjoying some far reaching views.

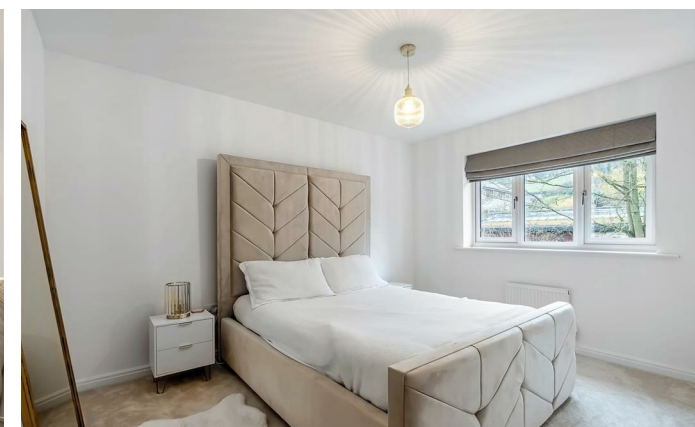
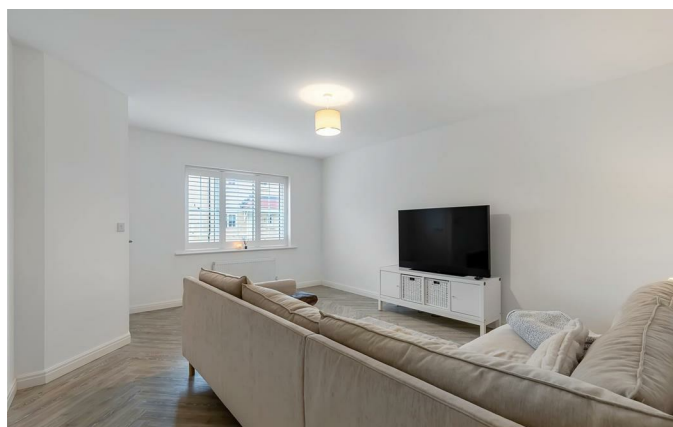
Bathroom

8'9 x 6'3 (2.67m x 1.91m)

High quality and comprising a bath with shower over and glass screen, hand wash basin set within vanity unit, w.c. and a heated towel rail.

Landing

8'2 (max) x 6'8 (max) (2.49m (max) x 2.03m)



A spacious and beautifully presented semi-detached home enjoying an open outlook, featuring a generous South West facing garden and off-street parking.

An exceptionally rare opportunity to acquire a recently built property, nestled within a cul de sac close to the heart of Menston. The property is advertised with a full equity share available but interested parties may acquire the property on a 74% equity share basis, should they meet Heylo Housing's affordability criteria. The 74% equity share is available at a figure of £292,500. Please note, prospective purchasers must be assessed by Heylo Housing before securing the property.

The property is currently held on a 999 year lease but the Freehold is typically transferred to the leaseholder, should a sale be agreed at full equity.



Outside

Garden

To the rear of the property is an excellent South West facing garden that consists of a paved seating area with steps leading to an elevated lawn area.

Driveway

A tarmac driveway provides off-street parking.

Shared Ownership

Although advertised at full market value, the property is also available on the basis of a 74% equity share with the remaining equity being owned by Heylo Housing.

Shared Ownership Rent: £265.40 per month

Monthly Lease Management Fee: £25.61

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 D

Please Note

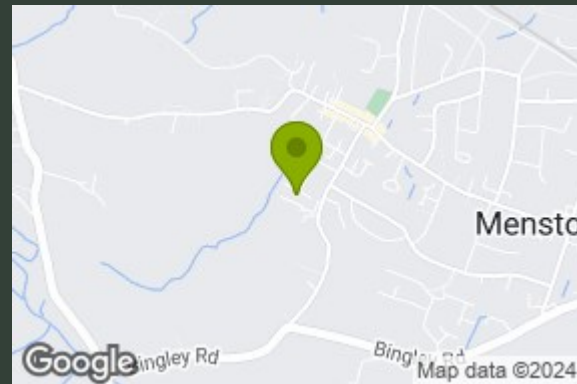
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



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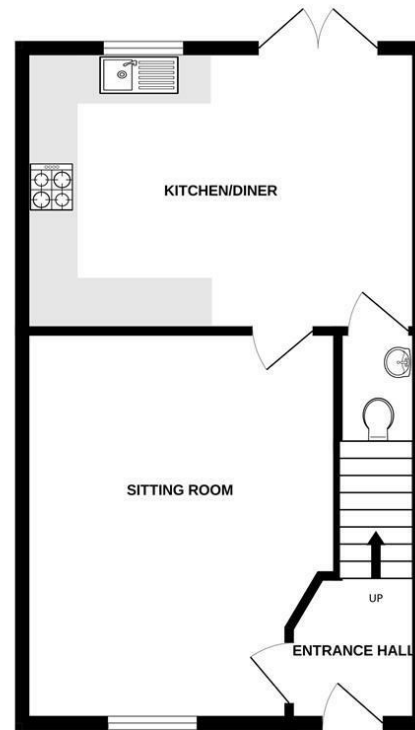


Google, Bingley Rd, Map data ©2024

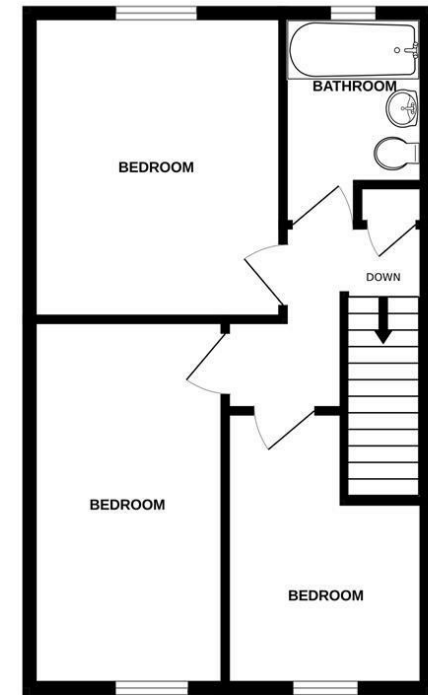


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GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

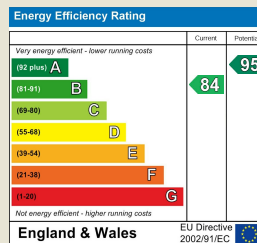


1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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