



Croft Way | | MenstonLS29 6LT

Asking price £395,000

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35 Croft Way |  
Menston | LS29 6LT  
Asking price £395,000

An immaculately presented, recently refurbished semi-detached home featuring a brilliantly landscaped rear garden and a detached garage.

Forming part of a secluded and highly regarded residential area, this delightful property benefits from a driveway and covered parking area. The ground floor benefits from a generous entrance hall and a highly appointed dining kitchen that flows into the sitting room. The first floor comprises two double bedrooms, single bedroom and a bathroom.

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

#### Ground Floor

##### Entrance Hall

11'4 x 6'4 (3.45m x 1.93m)

A spacious entrance hall with laminate wood flooring and an understairs cupboard.

##### Sitting Room

12'7 x 11'10 (3.84m x 3.61m)

With laminate wood flooring and an electric fire. The sitting room directly adjoins:

##### Dining Kitchen

18'8 x 10'16 (5.69m x 3.05m)

An outstanding, open-plan dining kitchen with French doors leading out to the rear garden. Good range of base and wall units with coordinating work surfaces and a breakfast bar. Integrated appliances include an oven, four ring ceramic hob with hood over, fridge and plumbing for a washing machine. Cupboard housing the recently installed boiler. Useful understairs store cupboard.

#### First Floor

##### Landing

Including a loft hatch, linen cupboard and a window to the side elevation.

##### Bedroom

13'7 x 10'5 (4.14m x 3.18m)

An ample double bedroom featuring a mirror fronted fitted wardrobe.

##### Bedroom

9'9 (plus entry recess) x 9'5 (2.97m (plus entry recess) x 2.87m)

A further double bedroom including fitted wardrobes, store cupboards and a dressing table.

##### Bedroom

8'1 x 6'7 (2.46m x 2.01m)





FOR SALE WITH NO ONWARD CHAIN. An immaculately presented, recently refurbished semi-detached home featuring a brilliantly landscaped rear garden and a detached garage.

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### Bathroom

8'5 x 5'4 (2.57m x 1.63m)

Smartly presented and comprising a bath with shower over, hand wash basin, w.c. and a dual aspect.

### Outside

#### Front Garden

A lawned front garden with mature shrubs.

#### Rear Garden

A standout feature is the thoughtfully landscaped rear garden, which features a paved seating area and a level, lawned section with raised beds.

#### Detached Garage

15'8 x 8'2 (4.78m x 2.49m)

Accessed via an up and over door and with power.

### Driveway

The property benefits from a sizeable driveway that provides a good amount of off-street parking. A covered parking area is located to the side of the property.

### 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

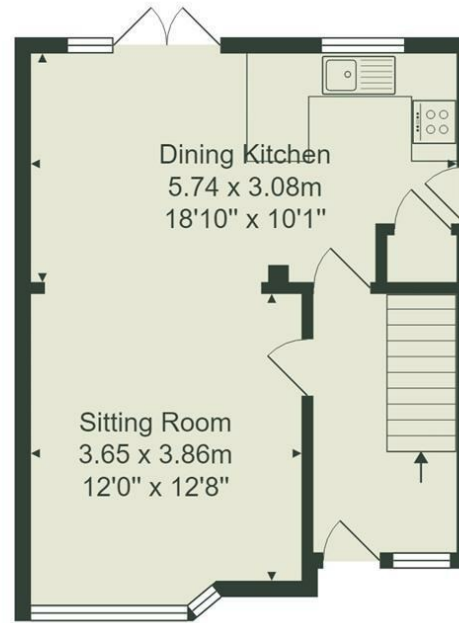
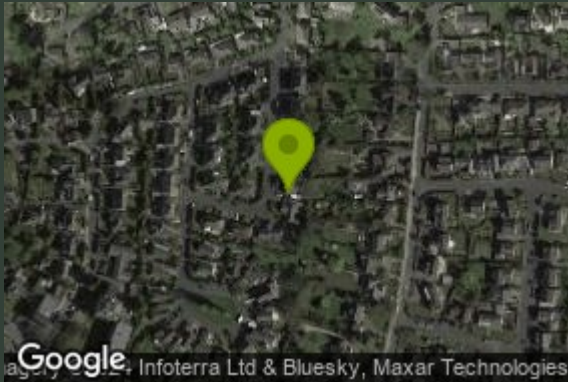
City of Bradford Metropolitan District Council Tax Band D.

### Please Note

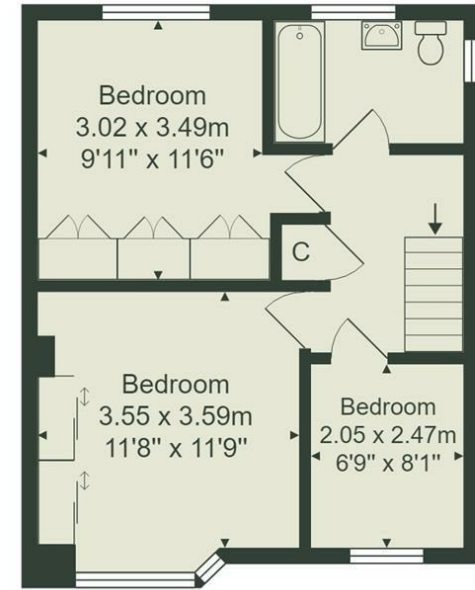
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



Ground Floor



First Floor

Total Area: 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup>

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			
(12 plus) A			85
(11-11) B			
(10-10) C		67	
(9-8) D			
(7-7) E			
(6-5) F			
(4-3) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>