



East Parade | | LS29 6NW

Asking price £525,000

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3 East Parade |  
LS29 6NW  
Asking price £525,000

A deceptively spacious four bedroomed detached family home situated in a central village location within a short walk of the village amenities and train station.

This well proportioned family home offers light and airy accommodation with a lovely open outlook. The accommodation briefly comprises reception hall with full height ceiling and cloak room off, dining room, sitting room, study, kitchen, conservatory, four bedrooms and a family bathroom. Externally there are good sized lawned gardens with a drive and detached garage.

- Detached House
- Four Bedrooms
- Four Reception Rooms
- Garage and Driveway
- Central village location
- Close to a train station

#### Reception Hall

21'2 x 7'6 max (6.45m x 2.29m max)

With a upvc door and window to the front elevation, opening to a spacious light hallway with a rather impressive full height ceiling. Useful understairs cupboard.

#### Cloakroom

Having a window to the side elevation, WC, vanity sink unit and tiled walls.

#### Dining Room

14'8 x 8'9 (4.47m x 2.67m)

With a window to the front elevation.

#### Study

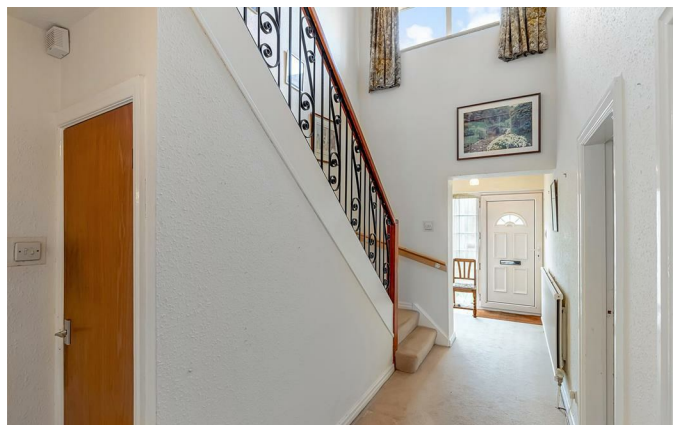
7'7 x 7'7 (2.31m x 2.31m)

With a window to the rear elevation.

#### Kitchen

13'6 x 9'5 (4.11m x 2.87m)

A range of wall and base units with coordinating work tops, tiling to the splash areas and a stainless steel sink and drainer. A range of integrated appliances to include an eye level double oven, gas hob with extractor over, dishwasher, space for a fridge/freezer and plumbing for a washing machine. With a upvc door to the side and a window to the rear elevation.





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### Sitting Room

224 x 124 (6.81m x 3.76m)

With a window to the front elevation and a stone fireplace with gas fire inset.

### Conservatory

9'05 x 8'09 (2.87m x 2.67m)

With a door leading to the garden and a tiled floor.

### First floor

#### Landing

Access to a loft with pull-down ladder. The loft area is very spacious and has good potential for conversion subject to the relevant planning approval.

#### Bedroom

12'1 x 11'4 (3.68m x 3.45m)

With a window to the front elevation, views towards open countryside.

#### Bedroom

12'10 x 11'1 (3.91m x 3.38m)

With a window to the rear elevation.

#### Bedroom

14'0 x 9'0 (4.27m x 2.74m)

With a window to the side elevation.

#### Bedroom Four

8'9 x 8'1 (2.67m x 2.46m)

With a window to the rear elevation

### Gardens

The property is situated on a corner plot with generous lawned garden and patio seating area to the rear.

### Garage

Driveway leading to single detached garage.

### 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

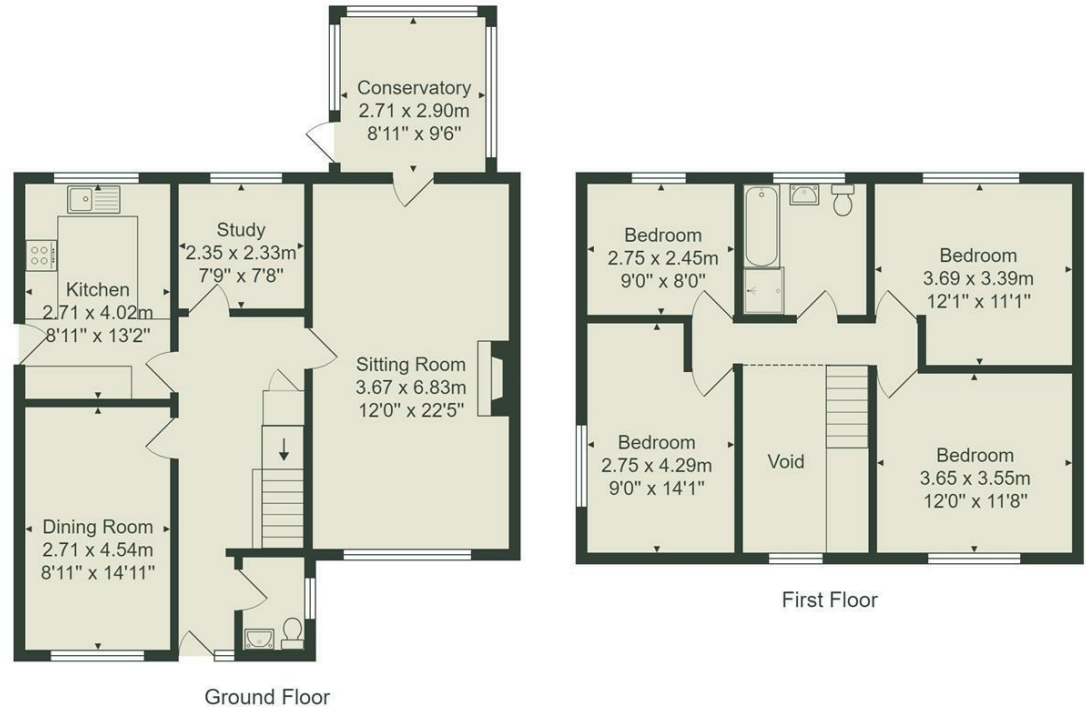
City of Bradford Metropolitan District Council Tax Band F.

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### 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.



Total Area: 142.7 m<sup>2</sup> ... 1536 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			
(91-91) B			
(69-80) C		66	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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/>