



Willow Croft | Menston | Ilkley | LS29 6LB

£325,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

6 Willow Croft | Menston  
Ilkley | LS29 6LB  
£325,000

A bright spacious three bedroomed semi detached property nestled back off Main street, Menston in a quiet residential location. The property having been upgraded by its current owner has a modern fitted dining kitchen with dual aspect windows, spacious sitting room with French doors to the rear garden, three bedrooms and a house bathroom. A particular feature to this property is its excellent storage facilities with built in wardrobes or cupboards to all of the rooms. Externally there is a single garage and a low maintenance West facing garden.

- Three Bedrooms
- Garage
- Bright and airy accommodation
- Central village location
- Low maintenance garden
- Excellent storage facilities

**Entrance porch**

With a upvc door and a window to the front elevation. Tiled floor.

**Entrance hall**

With a useful storage cupboard.

**Cloakroom**

Having a concealed unit WC, wall mounted basin drawer vanity unit, towel rail and shaver point. Fully tiled to the walls and floor area.

**Sitting Room**

17'7" x 11'7" (5.36m x 3.53m)

A spacious sitting room with windows to two sides and French doors leading to the rear garden. Understairs storage cupboard.

**Dining Kitchen**

11'1" x 10'0" (3.38m x 3.05m)

A lovely bright kitchen with contemporary high gloss grey wall and base units with coordinating work tops and splash backs. A range of integrated appliances to include dishwasher, fridge, freezer, double eye level ovens, four ring gas hob and an extractor hood over. A free standing washing machine is included in the sale. A one and a half bowl stainless steel sink and drainer. There are spotlights to the ceiling and windows to both the front and side aspects. Wall mounted Worcester boiler. Wood effect flooring.



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## Stairs to the first floor

### Landing

With storage cupboard and access to a part boarded loft, which has an integrated drop-down ladder.

### Bedroom One

11'7" x 11'1" (3.53m x 3.38m)

With a window to the rear elevation enjoying views across to the Moors. Built in wardrobes and dressing table.

### Bedroom Two

10'6" x 10'3" (3.20m x 3.12m)

With a window to the side elevation and a built in cupboard.

### Bedroom Three

8'5" x 6'2" (2.57m x 1.88m)

With a window to the rear elevation and built in cupboard.

### Bathroom

A three piece white suite comprising a bath with shower over, concealed unit WC and wall mounted basin drawer vanity unit, shaver point, towel rail and spotlights to the ceiling. Tiling to the walls and floor areas.

### Outside

#### Gardens

To the rear there is an enclosed paved West facing garden with raised beds.

#### Garage

A single garage (part of a block of five). Power supply and electric up and over door. There is a useful pedestrian door leading onto the rear garden area.

### 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.

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.

### Please Note

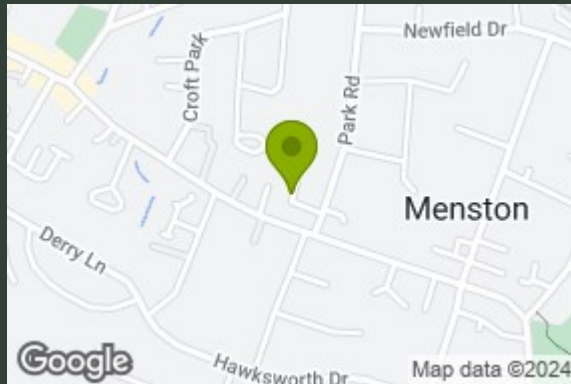
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### Tenure

Freehold



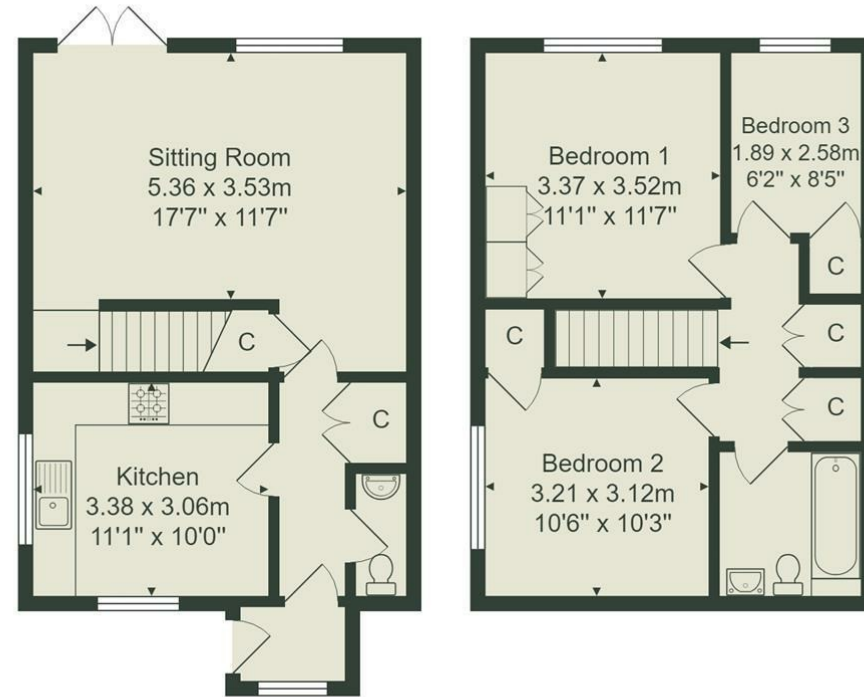
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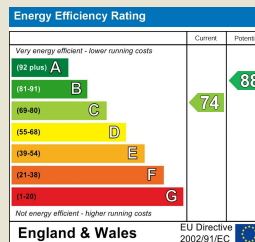
Ground Floor

First Floor

Total Area: 85.6 m<sup>2</sup> ... 922 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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