



Newby Close | | Menston | LS29 6QT

£399,950

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Trusted Estate Agents

4 Newby Close |
Menston | LS29 6QT
£399,950

An attractive three storey modern townhouse offering smartly presented family accommodation and occupying a quiet cul de sac setting on the edge of this highly regarded development. The property incorporates a large sitting room, fitted dining kitchen, a garden room/bedroom 4 and conservatory, together with three further bedrooms, a bathroom and shower room. There is a single garage and off road parking in the driveway. To the rear of the house is a lovely private cottage style garden.

- Generously Proportioned Modern Town House
- Garden Room/Bedroom 4 & Conservatory
- Dining Kitchen With Balcony
- 2 Further Bedrooms & Bathroom
- Cottage Style Private Rear Garden
- Spacious Hallway With Cloakroom & Utility Room
- Sitting Room
- Principal Bedroom With En Suite Shower Room
- Garage & Off Road Parking In Driveway
- Council Tax Band E

GROUND FLOOR

Reception Hall

25'10" x 7'2" (7.87m x 2.18m)

With a useful cloaks cupboard, understairs store cupboard and a door giving internal access to the garage.

Garden Room/Bedroom 4

12'9" x 9'0" (3.89m x 2.74m)

With glazed double doors leading to:

Conservatory

8'2" x 7'9" (2.49m x 2.36m)

With a sliding door leading to the rear garden.

Utility Room

6'7" x 6'2" (2.01m x 1.88m)

With a stainless steel sink unit, fitted cupboard, plumbing for an automatic washer and space for a dryer. Ceramic tiled floor and a door leading to the rear garden.

FIRST FLOOR

Landing

Leading to:



An attractive three storey modern townhouse offering smartly presented family accommodation and occupying a quiet cul de sac setting on the edge of this highly regarded development.



Sitting Room

18'6" x 16'2" (5.64m x 4.93m)

With a marble fireplace having a fitted gas fire. Two windows overlooking the rear garden.

Dining Kitchen

16'3" x 13'7" (4.95m x 4.14m)

With a stainless steel sink unit and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Integrated appliances including a ceramic hob with filter hood over, a double oven, dishwasher, fridge and freezer. Glazed double doors lead to a balcony overlooking the front of the property. There is ample space for a dining table.

SECOND FLOOR

Landing

With a ceiling hatch giving access to the roof void.

Bedroom 1

11'5" x 11'2" (3.48m x 3.40m)

With a recessed wardrobe.

En Suite Shower Room

With a tiled shower cubicle, wash basin with a cupboard beneath and a low suite wc. Mirror fronted medicine cabinet.

Bedroom 2

13'7" x 8'9" (4.14m x 2.67m)

With a fitted wardrobe.

Bedroom 3

9'10" x 7'0" (3.00m x 2.13m)

Bathroom

With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Part wall tiling. Large linen cupboard which also houses the hot water cylinder.

OUTSIDE

Integral Garage

19'9" x 8'6" (6.02m x 2.59m)

With an electrically operated up and over door.

Gardens

To the front of the property there is a block paved driveway and an easily maintained garden area.

To the rear of the property is a lovely enclosed cottage style garden with a lawn and flower borders. Immediately to the rear of the house is a covered paved terrace.

At the end of the garden is a useful store.

Council Tax

City of Bradford Metropolitan District Council Tax Band E.

Tenure

We are advised that the property is Freehold.

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.

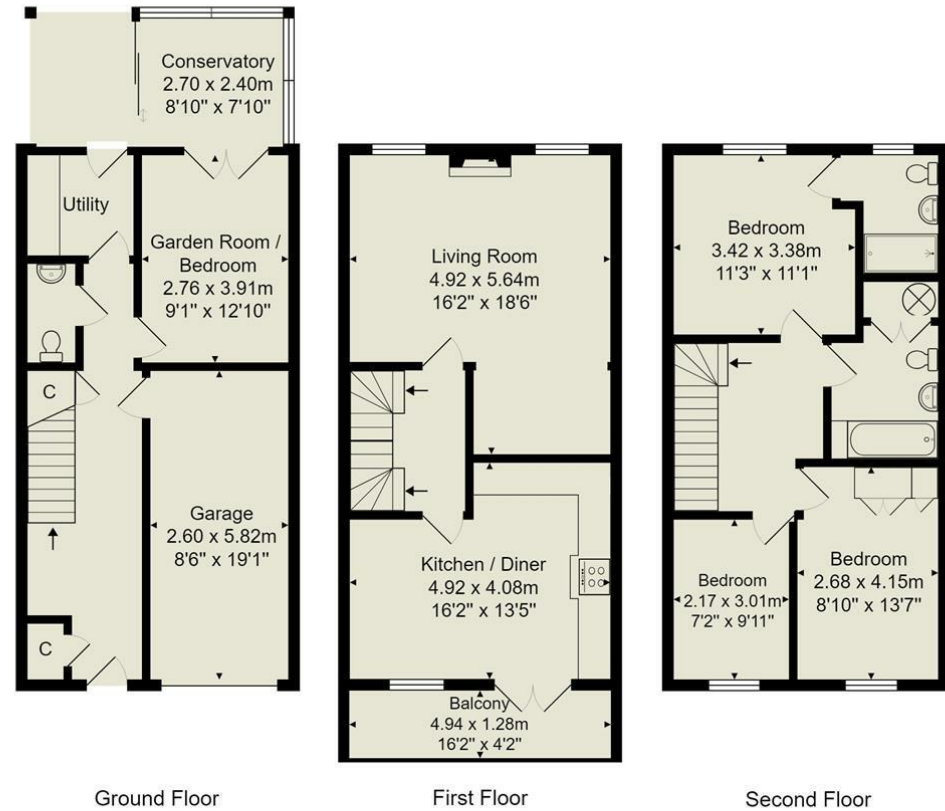
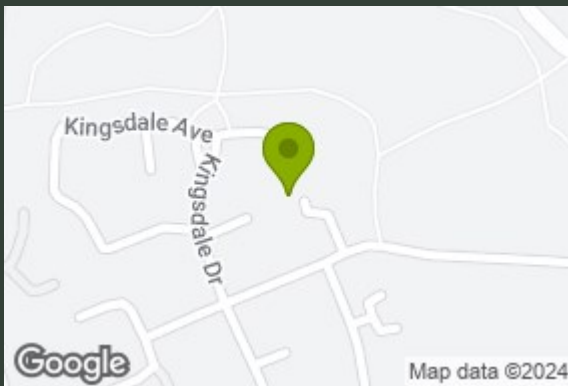
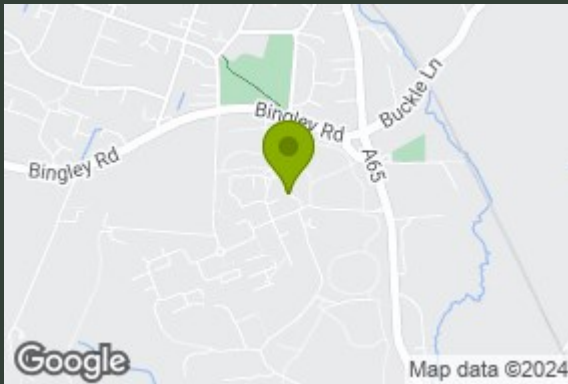
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.

Menston





Ground Floor

First Floor

Second Floor

Total Area: 158.5 m² ... 1707 ft² (excluding balcony)

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			86
(11-11) B		77	
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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