



Digby Road | | Menston | LS29 6JB

£349,950

TW | **TRANMER
WHITE**
Trusted Estate Agents

4 Digby Road |
Menston | LS29 6JB
£349,950

Welcome to this charming house located on Digby Road in the picturesque village of Menston. This well planned two bedroomed end terrace is situated in a back-water location yet close to the centre of the village and just a stone's throw to the train station. The accommodation is presented to a high standard and comprises of an entrance hall, cosy sitting room with a wood burning stove, a wonderfully light extended dining kitchen with a full height ceiling to the kitchen area, utility room with built in storage and cloak room off. Upstairs there are two double bedrooms both with built-in storage and a family bathroom. Outside there are smart enclosed gardens and a paved driveway.

- End position
- Extended dining kitchen
- Close to the train station
- Log Burning Stove
- Two double bedrooms
- Off road parking
- Council Tax band C
- Gardens front and Rear

Entrance hallway

A smart front door with a covered entrance leads to the hallway.

Sitting Room

14'90 x 12'96 (4.27m x 3.66m)

A well proportioned room with a bay window to the front elevation, fireplace with a wood burning stove and stone hearth and coving to the ceiling.

Open plan dining kitchen

21'10 x 14'53 (6.65m x 4.27m)

A wonderfully light room which has been extended to create a light and bright space with a full height ceiling to the kitchen area. There are two velux windows to the ceiling, a window to the rear and an external Upvc door to the side elevation. A range of modern wall and base units with solid wood work tops and tiling to the splash areas. A range of integrated appliances to include ceramic hob with extractor hood over, eye level ovens, fridge/freezer and dishwasher. One and a half bowl sink and drainer, useful pull out larder cupboard, central island proving an ideal breakfast area and extra storage. Wood effect flooring. Original built in cupboards and drawers to the dining area.

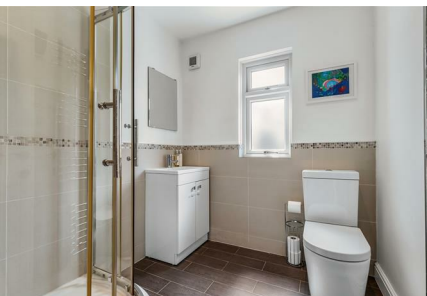
Utility room

6'07 x 5'62 (2.01m x 1.52m)

Having a window to the front elevation, solid wood work top with built in cupboards beneath, a full wall of built in storage housing the boiler, plumbing for a washing machine and useful storage. Wood effect flooring.



Welcome to this charming house located on Digby Road in the picturesque village of Menston. This well planned two bedroomed end terrace is situated in a back water location yet close to the centre of the village and just a stone's throw to the train station.



Cloakroom

With a window to the side elevation, WC, wall mounted basin, tiling to the half wall level and a chrome heated towel rail.

First floor

Landing with a loft access to a fully boarded loft space and a window to the side elevation.

Bedroom One

13'83 x 11'81 (3.96m x 3.35m)

With a bay window to the front elevation and two generous built in double wardrobes.

Bedroom Two

10'20 x 9'58 (3.05m x 2.74m)

A window to the rear elevation and built in storage cupboards.

Family bathroom

Comprising a large corner shower cubicle with rainfall type shower head and a separate shower attachment, WC, vanity sink unit, tiling to the floor and splash areas, chrome heated towel rail, extractor fan, spotlights to the ceiling and a window to the rear elevation.

Outside

To the front of the property there is a paved driveway providing useful off road parking, pebbled garden with raised borders well stocked with conifers and shrubs.

There is a paved stone pathway to the side of the property, outside hot water tap and gated access leading to the rear garden providing an enclosed space with an Indian stone flagged patio area, artificial grass lawn, raised well stocked flower beds and a gate leading to the rear access road.

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.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

Tenure

We are advised that the property is freehold.

Estate Agents Act 1979

In accordance with the Estate Agents Act 1979 please be advised that the property is being marketed on behalf of family member of an employee of Tranmer White Ltd.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

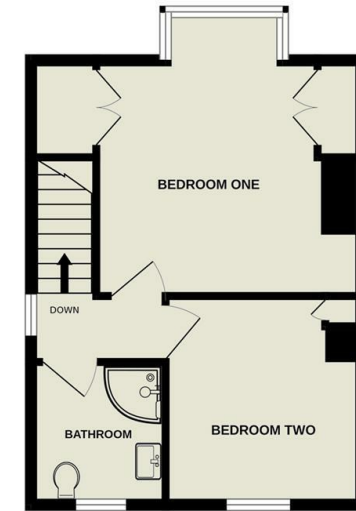
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



FIRST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(91-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(14-38) 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/