



Station Road | Menston | Menston | LS29 6JL

Asking price £1,025,000

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3b Station Road | Menston
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A highly impressive and individual detached family home occupying an enviable and quiet setting, yet within easy access to village amenities and transport services. Built by the current owners for their own occupation, the property incorporates imaginative design and high specification finishes throughout.

Arranged over three floors, the ground floor provides extensive living space, the highlight being a superb open plan kitchen and sitting room opening onto a sizeable and private rear garden. The upper floors include five bedrooms, a bathroom and two shower rooms.

- Modern Detached Family Home
- Quiet & Secluded Setting
- Level Enclosed Garden
- Study & Dining Room
- Large Open Plan Kitchen & Sitting Room
- Ground Floor Shower Room & Utility Room
- 5 Bedrooms (2 with en suite facilities) & Bathroom
- Double Garage
- EPC Rating B

GROUND FLOOR

Entrance Vestibule

5'4" x 4'3" (1.63m x 1.30m)

With a part glazed entrance door and a ceramic tiled floor.

Reception Hall

11'8" x 8'8" (3.56m x 2.64m)

An impressive full height light and airy entrance with a contemporary staircase with glass balustrades leading to the upper floors. Ceramic tiled floor.

Inner Hall

15'7" x 3'6" (4.75m x 1.07m)

With a ceramic floor, recessed spotlights and an internal door giving access to the double garage.

Shower Room

With a walk in shower, low suite wc and a wash basin with a cupboard beneath. Ceramic tiled floor. Recessed spotlights.

Study

12'4" x 8'10" (3.76m x 2.69m)

With windows to two sides and a ceramic tiled floor.



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Dining Room

14'9" x 11'9" (4.50m x 3.58m)

Approached from the kitchen via frosted glass sliding door. Windows to two sides. 2 wall light points and a ceramic tiled floor.

Impressive open plan living area comprising:

Dining Kitchen

24'10" x 18'9" (max) (7.57m x 5.72m (max))

A bright and spacious living area with a large and generous space for a dining table. There are folding doors leading onto a large and private stone flagged terrace. The kitchen is equipped to a high standard and includes an extensive range of fitted base and wall units with cupboards, drawers and granite work surfaces. Integrated appliances include an American style fridge freezer, double oven and dishwasher. A matching island unit includes pan drawers, a 5 ring gas hob with extractor over and a breakfast bar. Ceramic tiled floor. The kitchen leads to:

Adjoining Sitting Room

16'10" x 14'5" (5.13m x 4.39m)

With windows to two sides including folding glazed doors leading to the rear garden. The cathedral ceiling includes two large Velux rooflight windows. Ceramic tiled floor and two wall light points.

Utility Room

8'4" x 7'10" (2.54m x 2.39m)

With an inset sink and fitted base cupboards. Plumbing for an automatic washer and space for a dryer. Ceramic tiled floor and recessed spotlights.

FIRST FLOOR

Bedroom

14'8" x 12'5" (4.47m x 3.78m)

With recessed wardrobes and a window overlooking the rear garden.

En Suite Shower Room

With a large walk in shower, wash basin with drawers beneath and a low suite WC. Ceramic tiling to the walls and floor. Recessed spotlights.

Bedroom

11'0" x 10'0" (3.35m x 3.05m)

With a window overlooking the rear garden.

Bedroom

12'0" x 11'2" (3.66m x 3.40m)

With recessed wardrobes.

Bedroom

11'10" x 8'6" (3.61m x 2.59m)

With recessed wardrobes.

Bathroom

With a panelled bath having a hand held shower, separate walk in shower, wash basin with drawers beneath and a low suite wc. Ceramic tiling to walls and floor. Recessed spotlights and a heated towel rail.

SECOND FLOOR

Principal Bedroom Suite comprising:

Bedroom

18'4" x 13'2" (5.59m x 4.01m)

With a large window having a pleasant outlook to the rear. Fitted window seat with drawers beneath. Recessed wardrobe.

En Suite Dressing Room

5'10" x 4'8" (1.78m x 1.42m)

With extensive fitted shelving and hanging space.

En Suite Shower Room

With a tiled shower, low suite wc and a wash basin with a cupboard beneath. Ceramic tiling to the walls and floor. Recessed spotlights.



OUTSIDE

Double Garage

19'3" x 19'0" (5.87m x 5.79m)

With twin electrically operated roller doors. A fold down ladder gives access to a roof void above.

There is a tarmac driveway giving access to the garage and providing useful additional off road parking.

Garden

The property stands on a good sized level plot. To the rear of the property is a principally lawned and private garden, bounded by a dry stone wall and having a mature willow tree. Immediately to the rear of the house, and accessed directly from the open plan kitchen/sitting room, is a large natural stone terrace.

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, St Marys and Guiseley 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. Leeds Bradford Airport is only a short drive away.

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 G

Tenure

We are advised by our clients that the property is Freehold.

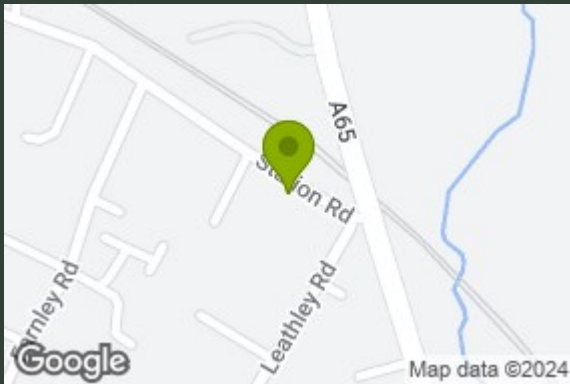
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



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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			
(92 plus) A		86	90
(81-91) B			
(69-80) C			
(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	

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