



Fairfax Gardens | Menston | LS29 6ET

£795,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



11 Fairfax Gardens | Menston |  
LS29 6ET  
£795,000

Fairfax Gardens is a well regarded cul de sac of substantial properties situated a short walk to the centre of the village. Sitting centrally within its plot 'Willow Lawn' is a detached family home with three well proportioned reception rooms, Kitchen, cloakroom, utility room, four bedrooms and an integral garage. The property is now in need of upgrading and allows for a new owner to put their own design choices on it. There is also plenty of space for extension possibilities subject to the relevant planning permissions.

- Detached family home
- Integral garage
- Central village location
- Council tax band F
- Wrap around gardens
- Four bedrooms
- Walking distance to a train station

**Entrance hall**

13'11 x 6'11 (4.24m x 2.11m)

With a window and door to the front elevation, coving to the ceiling and a useful cloaks cupboard

**Cloakroom**

With a pedestal washbasin, WC, window to the side elevation and tiling to the splash area.

**Office**

10'6 x 8'11 (3.20m x 2.72m)

With a window to the front elevation.

**Dining Room**

10'2 x 9'11 (3.10m x 3.02m)

Having a window to the rear elevation.





Sitting centrally within its plot 'Willow Lawn' is a detached family home with three well proportioned reception rooms, cloak room, utility room, four bedrooms and an integral garage.



### **Sitting Room**

23'01 x 11'11 (7.04m x 3.63m)

A tiled fireplace and hearth with a gas fire inset, a window to the front elevation and sliding patio doors leading onto the rear garden area.

### **Kitchen**

10'01 x 8'9 (3.07m x 2.67m)

With a range of wall and base units, coordinating work tops, tiling to the splash areas, serving hatch, one and a half bowl stainless steel sink and drainer. There is a window to the rear elevation, plumbing for a dishwasher, eye level double oven, space for a fridge/freezer and a four ring gas hob with an extractor fan over.

### **Utility room**

10'02 x 4'1 (3.10m x 1.24m)

With a door leading to the rear garden, wall mounted boiler and plumbing for a washing machine. Access to the integral garage.

### **Stairs to the first floor**

Landing area with loft access to a fully boarded loft area, double airing cupboard and hot water cylinder.

### **Bedroom One**

11'10 x 11'02 (3.61m x 3.40m)

Having a window to the front elevation and fitted wardrobes.

### **Bedroom Two**

11'10 x 9'03 (3.61m x 2.82m)

With a window to the rear elevation, fitted wardrobes, over bed cabinets and shelves.

### **Bedroom Three**

14'03 x 11'04 (4.34m x 3.45m)

With two window to the front elevation and a built in single wardrobe. This room is considered to have the potential to create an ensuite bathroom.

### **Bedroom Four**

9'3 x 8'10 (2.82m x 2.69m)

With a window to the rear elevation.

### **Integral Garage**

16'03 x 15'10 (4.95m x 4.83m)

With an electronically operated up and over door, lights, power and a window to the side elevation.

### **Outside**

A tarmacadam driveway leads to the garage providing ample parking. To the front of the property there is a lawned garden with matures trees and bushes. To the side of the house there is a further tarmacadam area with could readily be used as further parking space. To the rear of the house there is a garden shed, paved patio area, ornamental pond, flower beds, level lawned garden bound by mature hedges. To the side there is a further lawned garden with paved pathway and arbor.

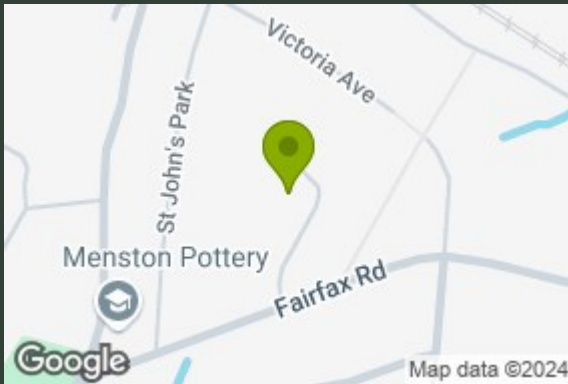




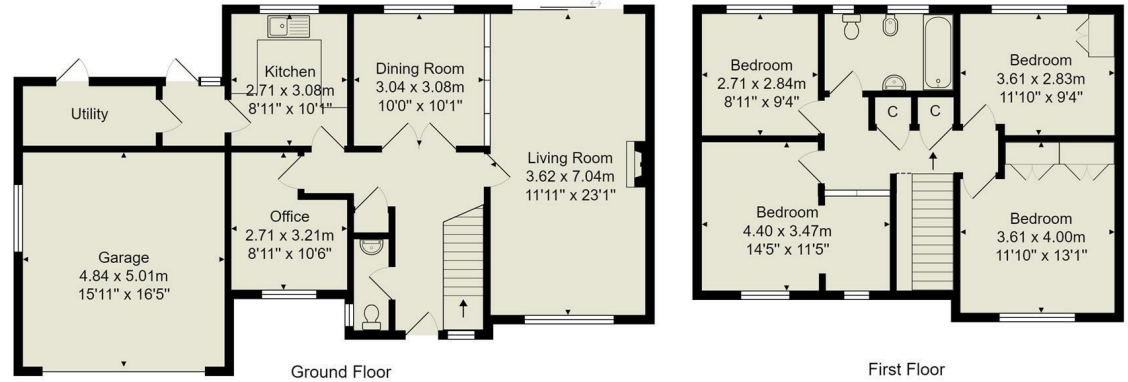
Google, Infoterra Ltd & Bluesky, Maxar Technologies



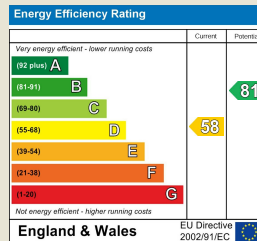
Google, Map data ©2024



Google, Map data ©2024



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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>