



Fairfax Gardens | Menston | LS29 6ET

£750,000

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11 Fairfax Gardens | Menston |
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£750,000

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.

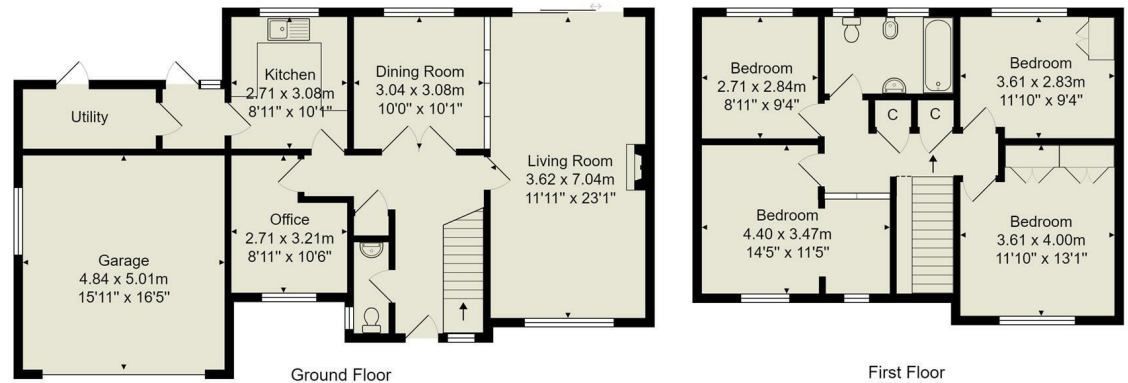
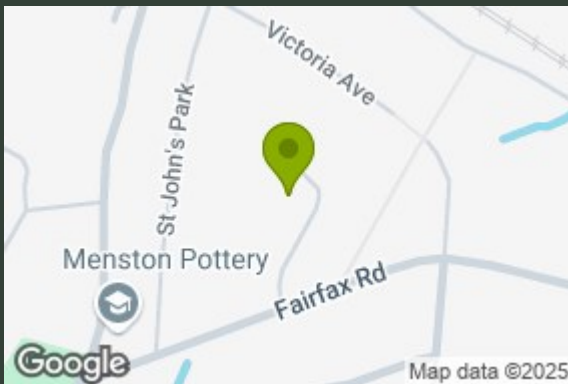
Integral Garage

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

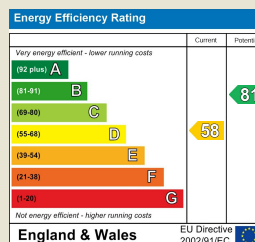
With an electronically operated up and over door, lights, power and a window to the side elevation.

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.



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

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