



Daleside

Hawksworth Drive | Menston | Menston | LS29 6HP

£625,000

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Trusted Estate Agents

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37 Hawksworth Drive | Menston

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There is more than meets the eye with this stunning extended detached family home! Situated in village location a short stroll to the amenities. This property has been well maintained by its current owners and ticks all the boxes required of a family home. The accommodation in brief comprises a double width drive offering ample parking leading to an integral garage. Entrance hall with study/music room and Cloakroom off. An open plan kitchen with dining area, utility room, sitting room and lounge. To the first floor there are four bedrooms and a family bathroom. Outside the property has wonderfully landscaped gardens to the rear with a Southerly aspect.

- Extended detached family home
- Four bedrooms
- Electric Vehicle charger
- Council tax band E.
- Four reception rooms
- Solar panels bringing in approx £2,000 per annum.
- South Facing garden
- Fully boarded loft area

Entrance Hall

Composite Oak effect entrance door with two glazed panel windows to the front elevation, oak flooring and a useful under-stairs storage cupboard.

Cloakroom

Arranged with a wooden vanity with a concealed unit WC and wash basin inset, hardwood flooring, tiling to the splash areas and a window to the front elevation.

Lounge

22'02 x 12'0 (6.76m x 3.66m)

A well proportioned room with a window to the front elevation. Doors lead directly onto the sitting room. There is a decorative wooden fireplace with an electric fire inset and coving to the ceiling.

Sitting Room

10'05 x 13'08 (3.18m x 4.17m)

A light and airy space with a ceiling lantern and spotlights. French doors (with integral blinds) leading directly onto a southerly facing patio seating area.



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Study/Music Room

7'02 x 6'11 to the cupboard fronts (2.18m x 2.11m to the cupboard fronts)

A large built in slider cupboard to one wall provides ample storage and filing space. A window to the side elevation.

Kitchen and Dining Room

23'07 x 14'04 max (7.19m x 4.37m max)

A range of wall and base units with ceramic up-stands and splashes, one and a half bowl sink and drainer and solid wood work surfaces. A range of integral appliances to include a recently replaced AEG eye level oven, Electrolux microwave, induction hob with and extractor hood over and a dishwasher. There is a lantern to the ceiling and a window to the rear elevation. Ceiling coving and a solid oak floor.

Utility room

9'07 x 8'03 (2.92m x 2.51m)

Accessed directly off the kitchen and providing integral access to the garage. A door and a window to the rear elevation. Granite work tops and further cupboards, plumbing for a washer and dryer. A recessed one and a half bowl sink and a tiled effect floor covering.

Stairs to the first floor

Loft Area

26'0 x 10'0 (7.92m x 3.05m)

With access to a fully boarded loft area. A useful storage /hobbies area with power and lighting.

Bedroom One

11'10 x 11'03 (3.61m x 3.43m)

With a window to the front elevation and a large walk in wardrobe. There is currently an opening to Bedroom four which the owners currently use as a dressing room or it would readily create an en-suite shower room.

Bedroom Two

12'00 x 9'11 (3.66m x 3.02m)

With a window to the front elevation, built in wardrobes and access to the loft area. (Please see separate description)

Bedroom Three

10' x 8'09 (3.05m x 2.67m)

With a window to the rear and a built in wardrobe.

Bedroom Four/ Dressing room

10'01 x 8'06 (3.07m x 2.59m)

With fitted wardrobes to one wall and a window to the rear elevation. This room is currently used as a dressing room and has an opening to bedroom one. The door could easily be reinstated to return it back to a bedroom or it could readily be converted to create en-suite shower room facilities.

Bathroom

8'10 x 6'09 (2.69m x 2.06m)

Comprising a vanity unit with basin and WC built in, useful built in linen cupboard, bath with a shower over, two windows to the rear elevation, fully tiled walls and vinyl floor covering.

Outside



Garage

18'10 x 9'04 (5.74m x 2.84m)

With integral access off the utility room. Housing the boiler. A roller style electronically operating garage door.

Gardens

To the front of the property there is double width tarmacadam drive way leading to the garage. A lawned garden with shrub borders. A paved path leads to the front door.

To the side of the property there is a useful garden shed and greenhouse, gated access and a raised vegetable patch. To the opposite side of the house again there is a garden access and flagged pathway

To the rear off the house there is a superb landscaped garden with a Southerly aspect, fruit trees, decked area, Indian stone paved seating area, lawn, summerhouse and a further greenhouse, bound by mature hedges and fencing.

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 E

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.



Stunning landscaped gardens with a Southerly aspect. Indian Stone flagged patio area, ideal for entertaining and al fresco dining!





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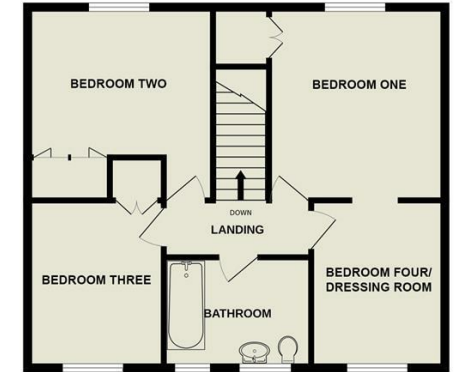


Google, Map data ©2024

GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



FIRST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		80	85
EU Directive 2002/91/EC			

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