



Ellar Gardens | | Menston | LS29 6QB

£595,000

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WHITE**  
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Ellar Gardens |  
Menston | LS29 6QB  
£595,000

A handsome modern detached family home enjoying a very pleasant cul de sac setting and providing well appointed accommodation of generous proportions. The property includes a welcoming hallway with a cloakroom, a sitting room, dining room and breakfast kitchen with a utility room. On the first floor there are five bedrooms, a shower room and bathroom. The property has a very private enclosed rear garden with a double garage.

- Spacious Detached Family Home
- Hallway & Cloakroom
- Fitted Kitchen & Utility Room
- Four Further Bedrooms & Bathroom
- Solar Panels With Valuable Feed In Tariff
- Very Pleasant Cul De Sac Setting
- Sitting Room & Dining Room
- Principal Bedroom With En Suite Shower Room
- Double Garage & Generous Off Road Parking
- EPC Rating C / Council Tax Band F

**GROUND FLOOR**

**Reception Hall**

With a double glazed entrance door and laminate flooring. Under stairs store cupboard and recessed cupboard.

**Cloakroom**

With a low suite wc and a pedestal wash basin. Laminate flooring.

**Sitting Room**

19'0" x 12'2" (5.79m x 3.71m)

With an impressive brick inglenook fireplace with a stone hearth and housing a gas fire. Bay window to the front elevation. Moulded ceiling cornice.



A handsome modern detached family home enjoying a very pleasant cul de sac setting and providing well appointed accommodation of generous proportions.



#### Dining Room

11'0" x 10'6" (3.35m x 3.20m)

With a patio door leading onto the rear garden. Laminate flooring and moulded ceiling cornice.

#### Breakfast Kitchen

15'0" x 10'9" (4.57m x 3.28m)

Equipped to a high standard with an inset sink unit and an extensive range of fitted base and wall units with cupboards, drawers and quartz work surfaces. Matching island unit with a breakfast bar. Integrated appliances include an electric double oven, gas hob with filter hood over, fridge, freezer and dishwasher. Door to the side of the property.

#### Utility Room

7'0" x 4'8" (2.13m x 1.42m)

With fitted units matching those in the kitchen. Plumbing for a washing machine. Wall mounted gas boiler. Door to rear garden.

#### FIRST FLOOR

##### Landing

Leading to:

##### Principal Bedroom

11'1"10" x 11'0" (34.09m x 3.35m)

##### En Suite Shower Room

With a tiled shower cubicle, low suite wc and vanity unit. Ceramic tiled walls. Chrome heated towel rail.

##### Bedroom

13'0" x 9'0" (3.96m x 2.74m)

With a window overlooking the rear garden.

##### Bedroom

10'0" x 6'9" (3.05m x 2.06m)

With a window overlooking the rear garden.

##### Bedroom

10'8" x 7'8" (3.25m x 2.34m)

With a window overlooking the rear garden.

##### Bedroom

10'8" x 5'10" (3.25m x 1.78m)

##### Bathroom

With a panelled bath having a shower over, vanity unit and a low suite wc. Ceramic tiled walls. Chrome heated towel rail.

#### OUTSIDE

##### Double Garage

With an up and over door.

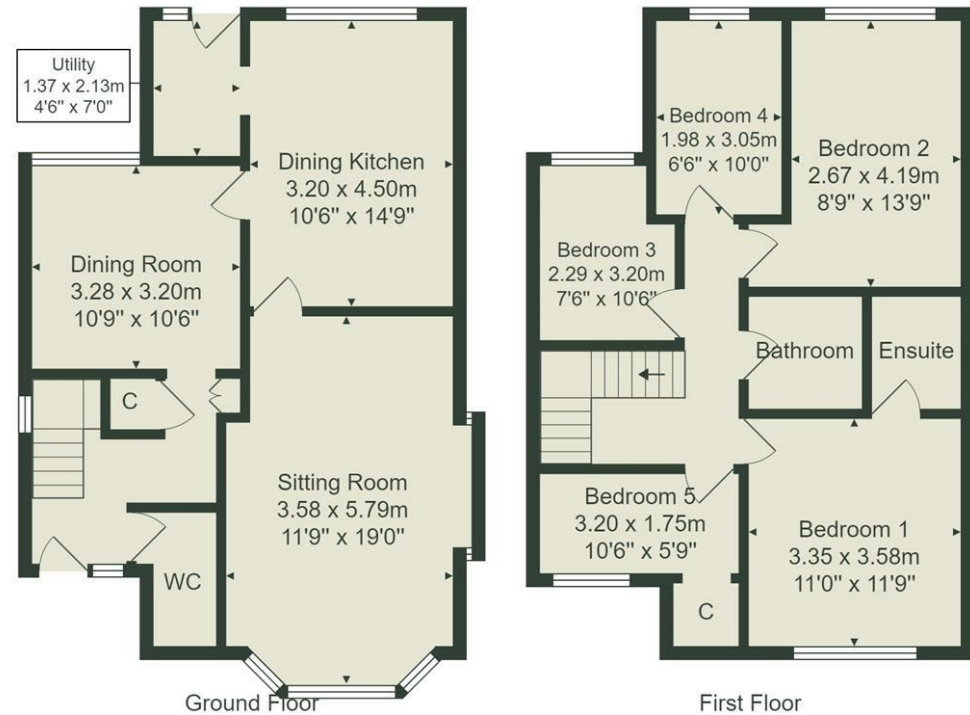
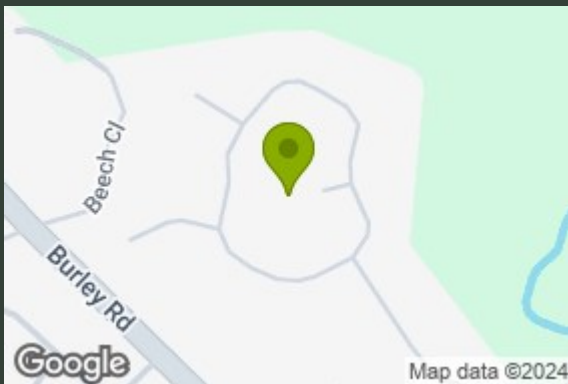
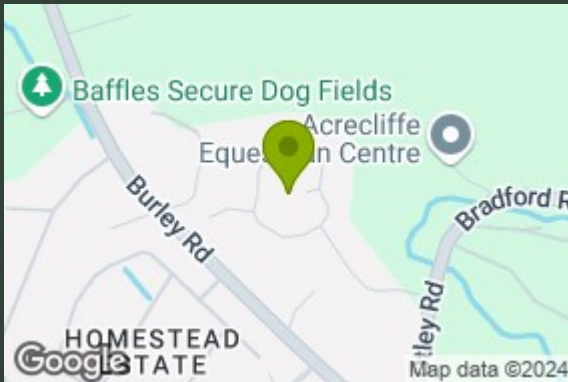
##### Gardens

The garage is approached by a tarmac driveway which provides additional off road parking.

To the front of the property is an easily maintained garden area. To the rear there is a larger garden with a block paved patio mature trees ensuring a good degree of privacy.

##### Solar Panels

The property has solar panels fitted. Based on figures provided by our client these generate a saving/income of about £3,830 annually based on current tariffs.



Total Area: 119.5 m<sup>2</sup> ... 1286 ft<sup>2</sup>

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(14-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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