



East Parade | | Menston | LS29 6LH

£360,000

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WHITE**  
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## Key features

- Four Bedrooms
- Two useful Cellar areas
- Enclosed West facing garden
- Immaculate condition
- Central village location
- Walking distance to Menston train station

## Description

A four bedroomed mid stone terraced property situated in the centre of the village of Menston and within a short walk of the train station. The accommodation is finished to an exceptional standard and offers any new owner 'a ready to move into home'. The layout in brief comprises entrance door leading to the Sitting room with a wood burning stove, stunning Dining kitchen with steps down to the basement providing useful storage and a utility area. To the first and second floor there are four bedrooms and a luxury house bathroom. Outside there is a lovely low maintenance garden with a West facing aspect.



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### **Sitting Room**

14'02 x 11'06

With a Upvc entrance door and window to the front elevation complete with plantation shutters operating on separate functions for the bottom and top of the window. Open fireplace with stone hearth, lintel and a wood burning stove inset. Built in shelving to the recesses. Coving to the ceiling and an engineered Oak floor. Vertical Radiator.

### **Inner hall**

Coats area.

### **Dining Kitchen**

14'02 x 12'01

Range of shaker style wall and base units with quartz work tops and up-stands, recessed sink and drainer, copper door furniture and taps. A range of integrated appliances to include a dishwasher, recycle unit and space for a range style cooker. A window with fitted plantation shutters and a door to the rear elevation. Engineered Oak flooring and underfloor heating. Spotlights to the ceiling.

### **Stairs to basement**

Landing area with space for a fridge and stone steps leading down to the Cellar area.

### **Cellar One**

14'03 x 12'02

Having a window to the rear elevation, plumbing for a washing machine, radiator, sink and a wall mounted boiler.

### **Cellar Two**

11'07 x 4'04

Housing the consumer unit and meters.

### **Stairs to the First Floor**

### **Bedroom One**

13'3 x 11'7

A window to the front elevation with fitted solid shutters, a full wall of fitted wardrobes and a feature fireplace with stone plinth.

### **Bedroom Two**

9'02 x 5'10

Having a window to the rear elevation with fitted shutters.

### **Bathroom**

9'02 x 6'06

A luxury bathroom suite with vanity basin, panelled bath, generous walk in shower, WC, tiling to the half wall level and marble effect floor tiled. Period style radiator, window to the rear with fitted shutters and spotlights to the ceiling.







### **Stairs to Second floor**

#### **Bedroom Three**

12'08 x 12'02

Velux window and recessed cupboard. Restricted head height.

#### **Bedroom Four**

12'09 x 11'06

Velux window, recessed cupboard and vertical radiator. Restricted head height.

#### **Garden**

An enclosed Westerly facing rear garden with a paved patio area and path leading to the access gate. Lawned area.

#### **Council Tax**

City of Bradford Metropolitan District Council Tax Band C.

#### **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.

#### **Mobile Signal/Coverage**

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

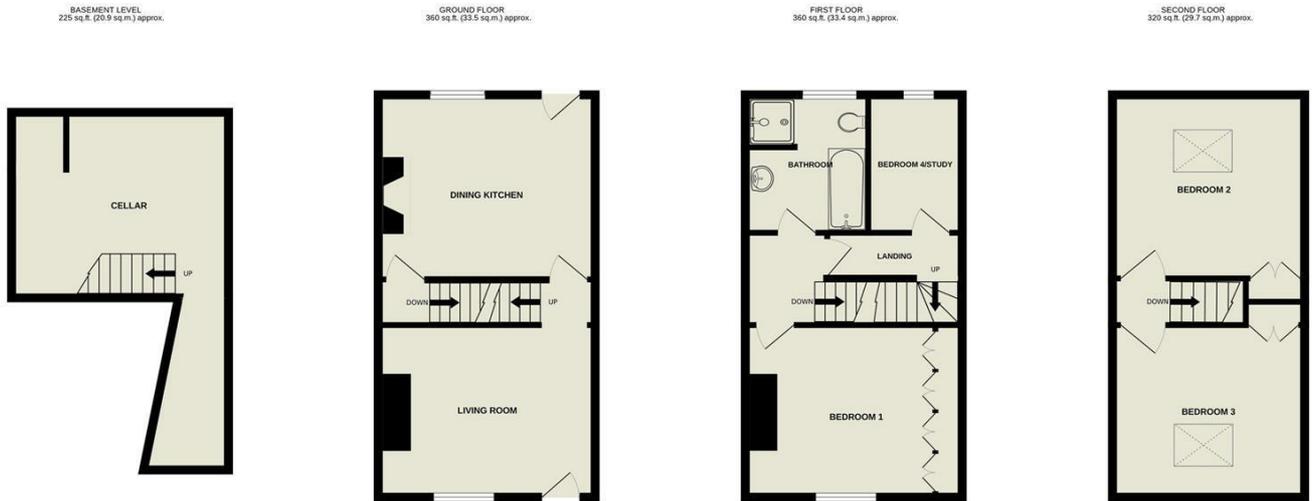
#### **Please Note**

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.

#### **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER**

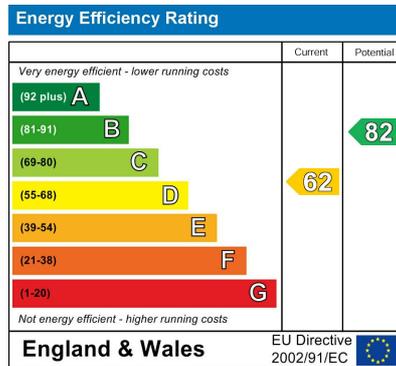
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

# Floor plans



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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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