



Bleach Mill Lane | | Menston | LS29 6HE

Guide price £499,950

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WHITE**
Trusted Estate Agents

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The property provides generous living space including a sitting room, large fitted kitchen, a snug/dining area, utility room and shower room on the ground floor together with three bedrooms and a further shower room on the first floor. There is a lovely enclosed rear garden and off road parking for two cars.

- Spacious extended semi detached house
- Directly adjoining open farmland
- Modern fitted Kitchen with adjoining snug/dining area
- Three Bedrooms & 2 Shower Rooms
- Off road parking for two cars
- Exceptional setting with far reaching rural views to rear
- Sitting Room
- Utility Room
- Council Tax Band C
- Private enclosed garden to rear

GROUND FLOOR

Entrance Vestibule

5'7" x 3'10" (1.70m x 1.17m)

With a double glazed entrance door.

Inner Vestibule

Leading to:



An attractive and significantly extended semi detached home occupying an enviable setting directly adjoining open fields and from an elevated setting, enjoying far reaching views across the Wharfe valley.



Sitting Room

15'3" x 12'0" (4.65m x 3.66m)

With a contemporary style gas fire and a picture rail.

Kitchen

15'3" x 7'9" (4.65m x 2.36m)

With a range of modern fittings including an inset sink unit with mixer tap and fitted base and wall units with cupboards, drawers and Corian work surfaces. Integrated appliances including an electric cooker and microwave oven, hob with extractor over, fitted fridge and dishwasher. Ceramic tiled floor and moulded ceiling cornice. Decorative fireplace.

Snug/Dining Area

13'4" x 8'3" (max) (4.06m x 2.51m (max))

With a glazed door to the rear garden. This room enjoys spectacular views across Wharfedale.

Utility Room

8'8" x 7'3" (2.64m x 2.21m)

With a stainless steel sink unit with a mixer tap. Fitted cupboards, one of which is plumbed for an automatic washer. Wall mounted gas fired central heating boiler.

Shower Room

With a tiled shower cubicle, and low suite wc. Ceramic tiled floor and extractor fan.

FIRST FLOOR

Landing

Giving access to:

Bedroom

14'2" x 11'10" (4.32m x 3.61m)

With fitted wardrobes and shelving. Decorative fireplace.

Bedroom

11'2" x 8'6" (3.40m x 2.59m)

With far reaching views to the rear.

Bedroom

13'3" x 7'3" (4.04m x 2.21m)

With windows to both the front and rear elevations. Extensive fitted bookshelves.

Shower Room

With a large walk in shower, low suite wc and a vanity unit. Part wall tiling.

OUTSIDE



Gardens & Parking

To the front of the house is a level lawned garden with a flower border. The tarmacadam driveway provides off road parking for two cars.

There is a larger enclosed garden to the rear, directly adjoining open fields. There is a flagged patio, lawn and a raised flower bed.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band C

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.

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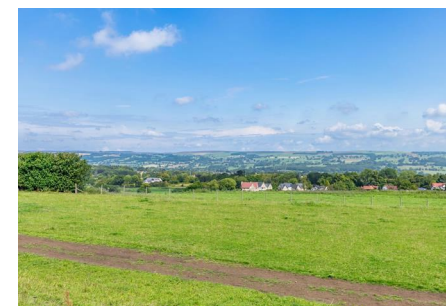
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Tenure

We are advised that the property is freehold



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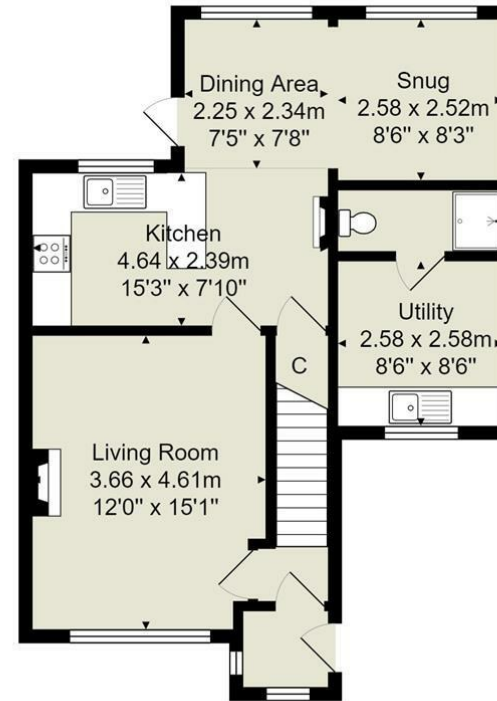
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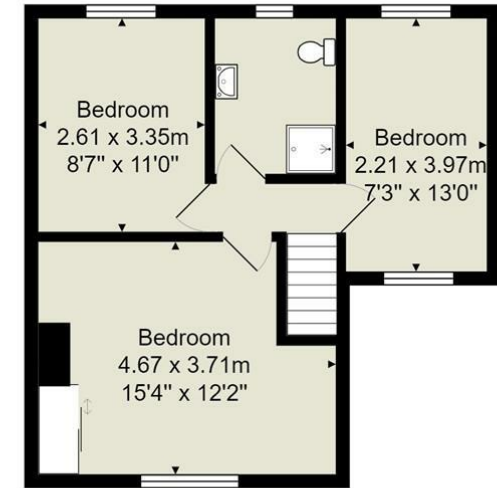
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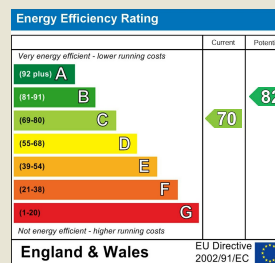


Ground Floor



First Floor

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