



# Westfield House

Newfield Drive | Menston | Menston | LS29 6JQ

£785,000

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Nestled in the charming village of Menston, a delightful former railway cottage sitting centrally within a level plot on Newfield Drive, just a short stroll to the centre of the village. The well planned flexible family accommodation briefly comprises an entrance porch, hallway, three reception rooms, breakfast kitchen, utility room, cloakroom, four bedrooms the principal having an ensuite shower room and a family bathroom. Outside there is a block paved driveway, wrap around gardens and garage.

- Detached Family Home
- Four Bedrooms
- Village location
- Three reception rooms
- Garage and Driveway
- Neutral decor and fresh carpets

## GROUND FLOOR

### Entrance porch

9'09 x 5'10 (2.97m x 1.78m)

A upvc entrance porch with a tiled floor area.

### Inner hall

With a useful under-stairs cupboard.

### Sitting room

12'9 x 10'9 (3.89m x 3.28m)

With a bay window to the front elevation and a fireplace housing a wood burning stove, set on a stone hearth.



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## Dining room

12'9 x 12'6 (3.89m x 3.81m)

With windows to the side and rear elevations. A fireplace with a wood burning stove inset sitting on a stone hearth.

## Lounge

16'10 x 10'11 (5.13m x 3.33m)

With a window to the front elevation and spotlights to the ceiling.

## Breakfast kitchen

13'9 x 12'11 (4.19m x 3.94m)

Having a range of wall and base units with coordinating granite work tops and up stands. A one and half bowl stain steel sink and drainer, breakfast bar, 'Lacanche' range cooker with a five ring gas burner, integrated fridge and dishwasher. A window to the rear elevation and tiled floor.

## Utility room

6'05 x 5'09 (1.96m x 1.75m)

With a tiled floor, door to the rear elevation, housing for a washer and dryer with a work top over. Spotlights to the ceiling.

## Cloakroom

With a window to the rear elevation and tiling to the floor and walls. WC and wash basin.

## First floor

Window to the side elevation, access to the loft and airing cupboard.

## Bedroom

16'11 x 10'11 (5.16m x 3.33m)

With a window to the front elevation and spotlights to the ceiling.

## Ensuite shower room

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

A wet room with a large walk in shower area and glass panel, chrome heated towel rail, WC, wall hung wash basin with a mirrored vanity cabinet over. A window to the rear elevation, tiled floor and walls. Spotlights to the ceiling.





### **Bedroom**

12'9 x 10'10 (3.89m x 3.30m)

With a window to the front elevation.

### **Bedroom**

13'0 x 9'03 (3.96m x 2.82m)

Having a wood effect flooring, windows to the rear and side elevations. Spotlights to the ceiling.

### **Bedroom**

8'11 x 8'05 (2.72m x 2.57m)

With a window to the rear elevation.

### **Bathroom**

8'11 x 7'06 (2.72m x 2.29m)

With a window to the rear elevation, shower cubicle, bath, pedestal wash basin, WC, tiling to the walls and floor area. Extractor fan and spotlights to the ceiling.

### **Garage**

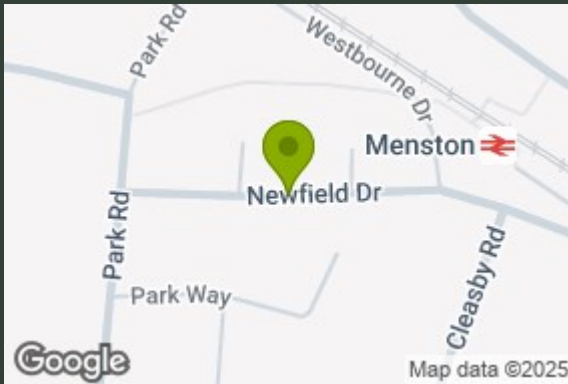
24'4 x 9'4 (7.42m x 2.84m)

Larger than standard size single garage having electric up and over door with double glazed opaque window to the rear and timber door also to the rear. Power, lighting, cold water supply and boarded over-eaves in roof space.

### **Gardens**

The property sits centrally within a level plot with gardens to all four sides. A sweeping block paved drive leads to the garage and provides ample parking to the front of the property. There are raised beds and a level lawned garden to the front. To the side of the property there is a pathway and gated access to the rear garden with mature and established hedges providing privacy. A further level lawned garden area and patio seating area, Summer house. To the other side of the property there is a useful bin store area.

Outside there is a block paved driveway, wrap around gardens and garage.

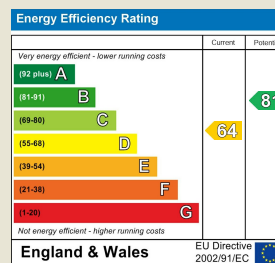


Total Area: 176.0 m<sup>2</sup> ... 1894 ft<sup>2</sup>

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.

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