



# Ripley Dene

Burley Road | | Menston | LS29 6NP

Asking price £725,000

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Situated on the fringe of Menston village with stunning views over open countryside, this delightful semi-detached house offers a perfect blend of space and comfort for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests. The layout includes four inviting reception rooms, providing versatile spaces that can be tailored to your lifestyle, whether for entertaining, relaxing, or working from home. The property has a large South West facing garden to the front and gated access to a further driveway. To the rear there is a further enclosed garden and patio. A detached double garage and block paved driveway.

- Extended Semi Detached Property
- Five Bedrooms
- Four Reception Rooms
- South West Facing Gardens
- Stunning Views
- Detached Double Garage
- Range of Original Features including doors, dado rails and deep skirting boards
- Fibre Broadband Connection

## GROUND FLOOR

### Entrance Porch

10'06 x 3'10 (3.20m x 1.17m)

A Upvc entrance porch with a tiled floor area.

### Entrance Hall

A spacious and welcoming hallway with an engineered Oak floor and understairs cupboard.

### Cloakroom

Comprising a WC (Saniflow), pedestal wash basin, partially tiled walls and floor. A cupboard houses the fuses.

### Sitting Room

15'07 x 13'11 (4.75m x 4.24m)

With a engineered Oak floor and a bay window to the front elevation. A 'Dunsley' wood-burner with slate hearth and a floating wooden mantle.





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## Family Room

22'02 x 14'05 (6.76m x 4.39m)

A well proportioned room with multiple aspect windows, engineered Oak floor. Spotlights to the ceiling and a cupboard housing the boiler.

## Dining Room

14'05 x 11'09 (4.39m x 3.58m)

With an engineered Oak floor, two windows and a floor to ceiling window panel to the rear elevation overlooking the decked area.

## Living Kitchen

21'01 x 12'02 (6.43m x 3.71m)

A superb space providing plenty of room for a table and chairs in the dining area with two windows to the rear, door and window to the side elevation and two Velux window. Engineered Oak floor running through this space. A range of shaker style wall and base units with granite work tops and upstands. Integrated appliances to include dishwasher, washing machine, Stoves eye level oven and grill, Stoves five ring gas hob and extractor hood. Granite effect sink and drainer.

## FIRST FLOOR

### Landing

Split landing area with a loft access hatch.

### Bedroom One

14'06 x 11'08 (4.42m x 3.56m)

With dual aspect windows to the front and side elevation enjoying far reaching views towards Ilkley Moor.

### Dressing Room

6'09 x 6'04 (2.06m x 1.93m)

With a window to the rear elevation. Built in hanging space and storage.

### Ensuite Shower Room

6'04 x 6'03 (1.93m x 1.91m)

Comprising a walk in shower, rainfall style shower, wall mounted vanity sink unit, heated towel rail, WC and a window to the rear elevation.

### Bedroom Two

15'05 x 13'11 (4.70m x 4.24m)

With a bay window to the front elevation enjoying far reaching views towards Ilkley Moor. Fitted wardrobes.

### Bedroom Three

14'05 x 11'11 (4.39m x 3.63m)

With a window to the rear elevation.

### Bedroom Four

10'02 x 9'04 (3.10m x 2.84m)

With a window to the front elevation. Laminated flooring.

### Bedroom Five

12'02 x 6'02 (3.71m x 1.88m)

With a window to the rear elevation.

## Family Bathroom

9'01 x 8'0 (2.77m x 2.44m)

A generous bathroom comprising a bath, corner shower, vanity unit, WC and heated towel rail. Spotlights and laminate flooring. Part tiled walls.

## Outside









## Gardens

To the front of the property there is a paved patio area with steps leading down to level lawned garden with well established hedges and raised flower borders. A set of wrought iron gates open onto a tarmacadam drive providing parking for at least two vehicles. At the rear of the property there is a decked area and hot tub. Further lawned garden with raised borders.

## Double Garage

19'9" x 18' (6.02m x 5.49m)

A block paved driveway leads to a substantial detached garage. Two manually operated up and over doors, power and lights.

## 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 F.

## 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.

## Mobile Signal/Coverage

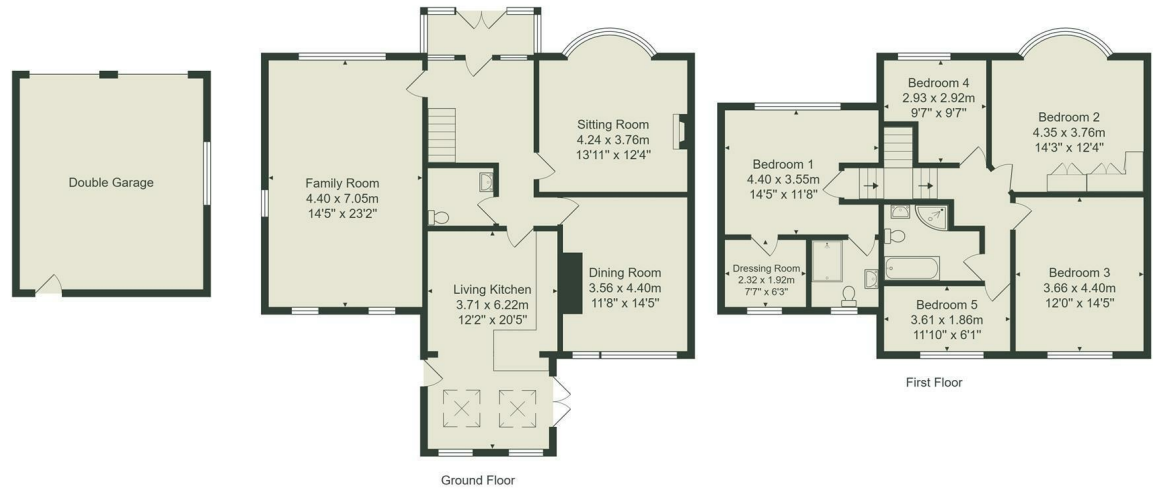
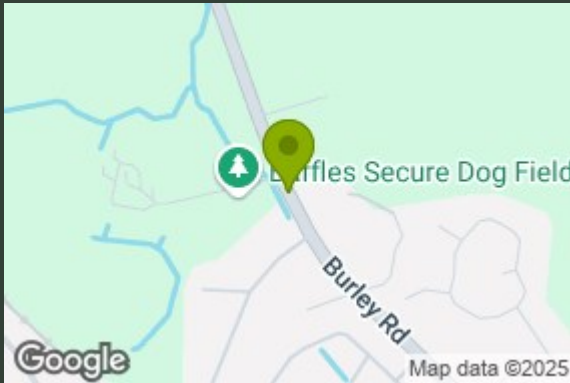
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



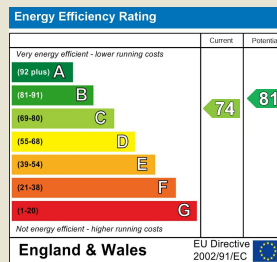
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Total Area: 229.3 m<sup>2</sup> ... 2468 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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