



Croft Park | | Menston | LS29 6LY

£465,000

TW | **TRANMER
WHITE**
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29 Croft Park | Menston | LS29 6LY £465,000

An extended four bed roomed semi detached property providing light and airy well proportioned accommodation. Situated in a highly regarded residential location and within easy walk of the centre of the village and Menston train station. The accommodation briefly comprises; Entrance hall, sitting room, snug, breakfast kitchen, dining room, bedroom/ study and the first floor there are three bedrooms, separate WC and a family bathroom. To the outside the property enjoys enclosed gardens to the front and rear and a driveway providing parking. The property is also considered to have further potential to extend subject to the necessary planning permission.

- Extended Semi detached property
- Four bedrooms
- Three reception rooms
- Parking and gardens
- Potential to further extend subject to planning permission
- Residential location close to amenities
- Council tax band D
- No chain

Ground Floor

Entrance Hall

A glazed front door with further glazed panel to the front elevation. Opening onto a welcoming entrance hallway with an Oak floor. Window to the side elevation.

Bedroom Four/Study

10'02 x 7'01 (3.10m x 2.16m)

With a window to the front and side elevation.

Sitting Room

14'06 x 11'05 (4.42m x 3.48m)

With a bay window to the front elevation, exposed floorboards, fireplace with a stone hearth and a wood burning stove. Open plan to:

Snug

14'05 x 9'06 (4.39m x 2.90m)

With sliding doors leading to the rear elevation.

Breakfast Kitchen

14'10 x 8'10 (4.52m x 2.69m)

A range of contemporary wall and base units, granite work tops and up-stands. One and a half bowl sink and drainer, breakfast bar, integrated appliances to include a dishwasher, induction hob, washing machine, eye level oven and grill. Fridge and freezer. Spotlights to the ceiling and window to the side elevation. A tiled floor area. Useful under-stairs cupboard.

Dining Room

13'03 x 9'10 (4.04m x 3.00m)

With a tiled floor area, Patio doors leading out to the garden area, window to the rear elevation and a door to the side elevation. Spotlights to the ceiling.



An extended four bedroomed semi detached property providing light and airy well proportioned accommodation. No chain.



Second Floor

Landing

With a window to the side elevation and loft access.

Bedroom One

13'01 x 11'05 (3.99m x 3.48m)

With a window to the front elevation.

Bedroom Two

11'05 x 11'00 (3.48m x 3.35m)

With exposed floorboards and a window to the rear elevation.

Bedroom Three

10'04 x 7'09 (3.15m x 2.36m)

With a window to the front elevation.

Bathroom

9'11 x 6'08 (3.02m x 2.03m)

Comprising a corner bath, shower cubicle, pedestal wash basin, heated towel rail, tiling to the walls and a tiled effect flooring. Spotlights to the ceiling and a window to the rear elevation.

Separate WC

With a window to the side elevation, WC and a tile effect flooring.

Gardens

To the front of the property there is a drive way and lawned garden. There is a pathway with gated access to the side of the property leading to the rear garden. The rear garden is enclosed with mature hedges, lawned garden and paved patio.

Garden store

8'00 x 5'00 (2.44m x 1.52m)

Housing the boiler and providing useful storage space.

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 D

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

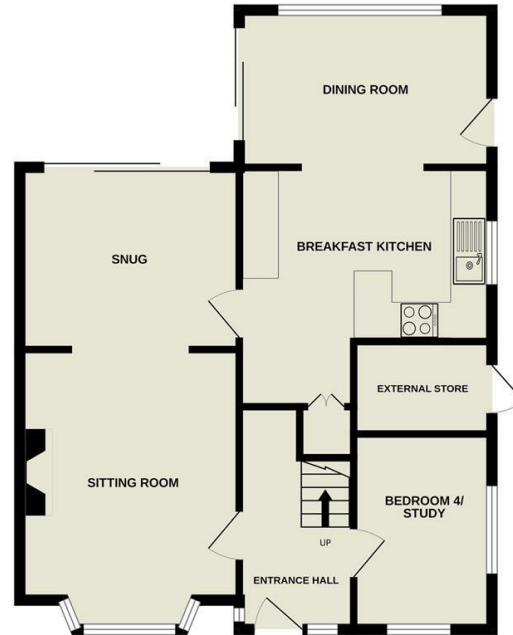
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.

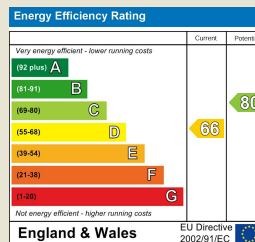


FIRST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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