



PORRITTS VIEW

40 CLEASBY ROAD

MENSTON

LS29 6JA

Asking price £700,000

FEATURES

- Deceptively Spacious Detached House Offering 4 Double Bedrooms
- Highly Convenient Central Location Close to Shops & The Train Station
- Sitting Room with Wood Burning Stove & Bi-Folding Doors
- Fantastic Addition Of A Gym Room And An Entertainment/Family Room
- Neat Gardens To The Front & Rear, Gravelled Driveway Parking & A Garage
- Lovely Open Views Over Porritts Field
- Beautifully Appointed Modern Dining Kitchen & Utility Room
- Modern House Bathroom, Ensuite & Downstairs WC
- Outstanding Energy Performance Certificate Being An 'A' Rated Home
- Tenure Freehold. Viewing Recommended To Appreciate The House & The Location



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Fantastic 4 Bedroom Detached House With A Stunning Open Aspect

Offering beautiful open views over Porritts Field, this is a very rare opportunity to purchase an 'A' Energy Rated home in the heart of Menston village, yet subtly tucked away in a lovely private location. Built in 2015 to exacting standards and with energy saving solar PV panels, this deceptively spacious detached house incorporates 196sqm (just over 2100 sq ft) of accommodation, which must be viewed to be fully appreciated. Internally the house incorporates four double bedrooms, one with a smart modern en-suite, a house bathroom and a valuable downstairs cloaks wc. To the ground floor the living space includes a fabulous modern appointed dining kitchen, spacious utility room and a light and airy sitting room with a wood burning stove and bi-folding doors to the garden looking out over the field. Below is a fabulous flexible area currently used as a home gym and the entertaining / family room. Externally there are neat gardens with strategically placed stone patio areas and artificial lawns for easier maintenance and all year round use. The property also comes with excellent parking to the gravelled driveway and a detached garage store. All in all we strongly recommend an appointment to view this superb home to appreciate the deceptively spacious accommodation, the convenient central location and the lovely open outlook.

Menston

Situated between Ilkley and Otley, Menston is a thriving and very popular village community offering a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, a fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, as well as bus connections to neighbouring towns making it an ideal base for both family life and the city commuter.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

A welcoming entrance to this fine home, the hallway includes tiled flooring, a barrel styled radiator, the staircase to the first floor, window and a door to the front elevation.

Downstairs Cloaks wc.

Fitted with a smart modern two piece suite in white including a low level wc and a wash hand basin.

Dining Kitchen 23'11" x 10'10" (7.29m x 3.30m)

They say the hub of every good home is the kitchen, well this one will not disappoint. The perfect area for all the family and / or entertaining friends, the kitchen includes a good range of fitted kitchen units and a central island with worksurfaces over and tiled splash backs

surrounding. The kitchen includes a range style cooker with an extractor hood over and an integrated dishwasher. Luxurious under flooring heating, bi-folding doors to the rear garden, windows also to the rear and further deep storage cupboards complete this room.

Utility Room

A very useful area, ideal for kicking off those muddy boots and wet coats, the utility has an external door to the rear, and the central heating boiler. Plumbed washing machine.

Sitting Room 14'4" x 12'6" (4.37m x 3.81m)

A lovely relaxing reception room with feature bi-folding doors opening to the garden and looking out over the green Porritts Field. Wood burning stove.

Lower Level

As part of the new build in 2015, the property was designed with family living in mind and utilised the lower level of this home to provide a flexible space that would suit a multitude of uses. Currently used as a gym and entertaining / family room.

Gym Room 19'7" x 13'3" (5.97m x 4.04m)

A great gym area having a central heating radiator, deep storage cupboard, light and power points.

Entertaining / Family Room 24'11" x 13'5" (7.59m x 4.09m)

The perfect party room having a ski chalet vibe with a built in bar area, central heating radiator, light and power points.

First Floor Landing

Window to the front elevation and access to the following rooms:

Bedroom 1. 14'3" x 10' (4.34m x 3.05m)

Windows to the front looking out over Porritts Field and a central heating radiator.

En-Suite Bedroom 1.

Fitted with a smart three piece suite including a walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by tiling to the walls and floor, central heating radiator and an extractor fan.

Bedroom 2. 14' x 8'8" (4.27m x 2.64m)

Central heating radiator and windows to the side and rear elevation.

Bedroom 3. 14'3" x 8'8" (4.34m x 2.64m)

Window looking over the rear garden and a central heating radiator.



House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a was hand basin with built in towel shelving and a low level wc. Complemented by tiling to the walls, central heating radiator and a window.

Second Floor Landing

Velux styled window providing good natural light to the staircase.

Bedroom 4. 14'3" x 11'1" (4.34m x 3.38m)

Having Velux styled windows to both the front and rear elevations, a central heating radiator and a large recessed storage area.

Outside

As you approach the property you pull on to the private gravelled parking area at the front. Neat stone patio with an artificial lawn and corner arbour looking out over the adjoining field. Electric vehicle charging point. Moving around to the rear, the garden is safely enclosed by fencing and hedging and includes a stone patio with a neat artificial lawn and a raised flower bed. Detached garage store ideal for garden furniture storage, bikes and mowers etc.

Tenure and Services

Freehold
All Mains Services

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

General

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 all prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

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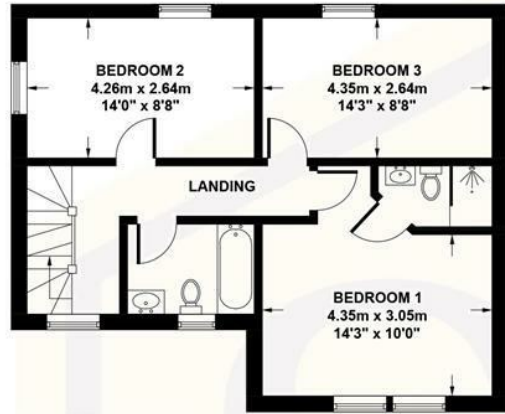
Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

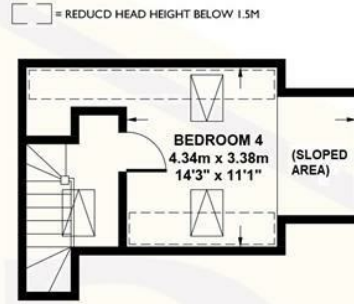


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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



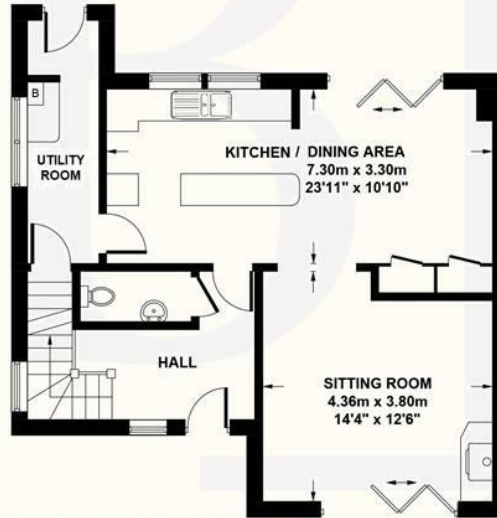
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010
 E: info@shanklandbarracough.co.uk
 W: www.shanklandbarracough.co.uk

