



18 DERRY LANE MENSTON LS29 6NH

Asking price £290,000

FEATURES

- Well-Proportioned Semi-Detached Property
- Dining Kitchen with Integrated Appliances
- Bathroom Which Would Now Benefit From Updating
- Lawned Gardens To Front and Rear
- Close to Amenities and Transport Links
- Full Length Sitting Room with Dual Aspect
- Three Good Sized Bedrooms
- Driveway Providing Off Road Parking
- Popular and Sought After Residential Area
- Freehold / EPC Rating D / Council Tax Band B



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3 Bedroomed Semi-Detached House In The Popular Village of Menston

Menston

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

A well-proportioned three bedroomed semi detached property conveniently situated in the centre of the popular and sought after village of Menston within walking distance of local schools, amenities and transport links. The property incorporates an entrance hall, through sitting room enjoying a dual aspect and sliding doors to the rear garden, dining kitchen, three good sized bedrooms and a house bathroom. Outside there is a driveway providing off road parking and delightful lawned gardens to both the front and rear with a flagged patio and flower borders. To make sure you do not miss out on this property contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

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

Ground Floor

Entrance Hall

With a double glazed entrance door, windows to both the front and side elevation, radiator and stairs up to the first floor.

Sitting Room 19'1" x 11'9" (5.82m x 3.58m)

A spacious light and airy full length sitting room enjoying a dual aspect with window to the front elevation and sliding doors out to the rear garden. Feature fireplace having a marble interior and hearth with a wooden surround. Laminate flooring and radiator.

Dining Kitchen 12'6" x 12'5" (3.81m x 3.78m)

A good sized dining kitchen having a range of base and wall units incorporating cupboards, drawers, and coordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher and double electric oven having a four ring gas hob with a stainless steel hood over. Plumbing for an automatic washing machine, pull out larder unit, cupboard housing the central heating boiler, radiator, door to the side and window to the rear elevation overlooking the rear garden.

First Floor

Landing

With window to the front elevation.

Bedroom 1 13'6 x 10'9" (4.11m x 3.28m)

A good sized double bedroom with radiator and window to the rear elevation.

Bedroom 2 11'2" x 10'11" (3.40m x 3.33m)

Enjoying a dual aspect having windows to the side and rear elevation. Radiator, recessed fitted wardrobe and further recessed cupboard.

Bedroom 3 8'10" x 8'3" (2.69m x 2.51m)

With window to the front elevation, radiator and laddered access to the roof void which has two velux windows, recessed spotlights and provides a useful space.

Bathroom

A house bathroom which would now benefit from being updated having a corner bath with shower attachment, pedestal wash hand basin and low suite w.c. Recessed spotlights, radiator and window to the front elevation.

Outside

The property stands on a generous plot with a tarmac driveway providing off road parking for at least two cars. To the front of the property there is a lawned area with flower border and trees whilst to the rear there is a further lawned garden having a flagged patio, flower borders and useful outside store and tap.



Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

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.

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. 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(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Council Tax Bradford

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



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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/>

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

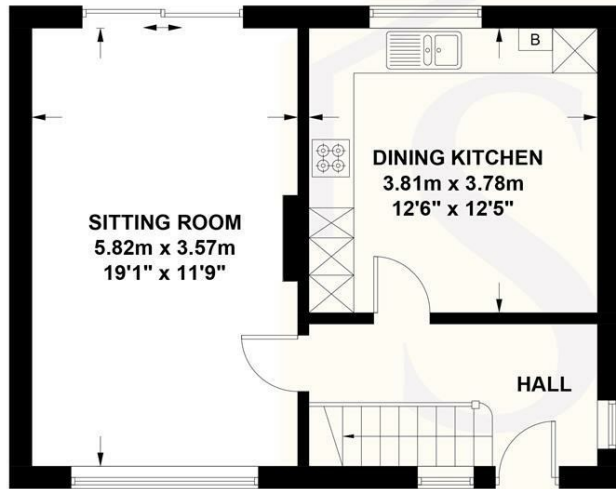
Please Note

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.

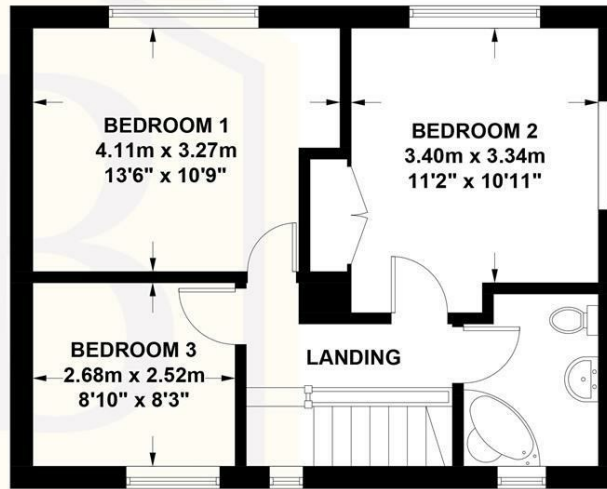


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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		61	
(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.



Call us on 01943 889010
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www.shanklandbarracrough.co.uk

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