



# 11 FAIRFAX ROAD, MENSTON LS29 6EW

Asking price £750,000

## FEATURES

- Individual 3 / 4 Bedroom Detached Bungalow Located Within This Prestigious Locality
- Spacious Sitting Room, Dining Room, Dining Kitchen And A Utility Room
- This Property Is Offered With The Advantage Of Having NO ONWARD CHAIN
- EPC Rating D / Council Tax Band F
- Electronic Gates, Good Sized Fully Enclosed Garden, Driveway Parking & Detached Garage
- Downstairs Cloaks/wc, A House Bathroom & Two Bedrooms With En-Suite Facilities
- Centrally Located Within Easy Walking Of The Shops, Train Station, School, Park Etc
- Must Be Viewed To Be Fully Appreciated



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# 3 / 4 Bedroom Detached Bungalow With No Onward Chain

An outstanding opportunity to purchase a fine three / four bedroomed detached bungalow, set behind private electronic gates within a very pleasant, privately enclosed and well proportioned garden. Enjoying a lovely setting within this much sought after village, just a short stroll from the village shops and amenities, the train station and beautiful countryside walks, we strongly recommend an appointment to view. Offered with the advantage of having NO ONWARD CHAIN, the property commences with an entrance porch to a spacious and welcoming hallway. From the hallway you have access to the attractive sitting room, the dining room or bedroom four, bedroom three, a bathroom and the dining kitchen. Off the dining kitchen is a very useful utility room and a downstairs wc. Moving up to the first floor are bedrooms one and two, both of which benefit from having their own en-suite facilities. Externally there is a good sized garage with driveway parking and electronic gates, together with good sized mainly lawned gardens. To arrange a viewing please contact Shankland Barraclough for an appointment and we will gladly show you around this fine home and gardens.

Located on Fairfax Road, a highly sought after and prestigious road, the property enjoys a lovely setting in the heart of Menston village. 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, together with Ilkley, and is surrounded by spectacular open countryside with very pleasant walks close at hand.

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

## **Entrance Porch**

French doors open to the porch, which has a further glazed door and side windows to the hallway.

## **Hallway 14'11" x 6' (4.55m x 1.83m)**

A welcoming hallway having ceiling cornicing, attractive flooring, a central heating radiator, useful double storage cupboard and a further understairs cupboard for extra storage.

## **Sitting Room 17'10" x 13'10" (5.44m x 4.22m)**

With feature marble fireplace, interior and hearth with a coal effect living flame gas fire, ceiling cornice, a central heating radiator and windows to the front and side elevations.

## **Dining Room / Bedroom 4 12'9" x 10'11" (3.89m x 3.33m)**

Two useful recessed cupboards to the alcoves, a central heating radiator and a window to the front elevation.

## **Dining Kitchen 14' x 12'11" (4.27m x 3.94m)**

Offering a comprehensive range of fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Leisure Rangemaster 110 cooking range with an extractor hood over, integrated dishwasher, a central heating radiator and two windows looking over the rear gardens.

## **Utility Room 8'11" x 6'11" (2.72m x 2.11m)**

Plumbing and space for a washing machine and space for a condensing tumble dryer, sink unit and worksurface. Central heating boiler, window to the side elevation and a half glazed door to the rear garden.

## **Downstairs WC**

Fitted with a two piece suite including a low level wc and a wash hand basin. Tiled flooring, a central heating radiator and a window to the front elevation.

## **Bedroom 3. 13' x 12'4" (3.96m x 3.76m)**

Built in double wardrobe, a central heating radiator and a window looking over the rear garden.

## **Bathroom WC 9'4" x 5'9" (2.84m x 1.75m)**

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled flooring and walls, a central heating radiator and two windows to the rear elevation.

## **First Floor Landing**

With access to the following rooms:

## **Bedroom 1. 15'8" x 13'10" max (4.78m x 4.22m max)**

Benefitting from built in wardrobes to one wall, a central heating radiator and two Velux styled windows to the rear.

## **En-Suite Bedroom 1.**

Fitted three piece suite comprising a shower cubicle, wash hand basin and a low level wc. Complemented by tiled walls and flooring and an extractor fan.

## **Bedroom 2. 15'11" x 12'9" max (4.85m x 3.89m max)**

Benefitting once again from having built in wardrobes, a central heating radiator and a window to the side elevation.

## **En-Suite Bedroom 2.**

Two piece suite in white including a low level wc and a wash hand basin. Central heating radiator and a Velux styled window to the rear.



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### Gardens, Parking & Garage

The property is situated within good sized gardens which incorporate a long driveway with electronic gates providing secure parking for several vehicles. The front garden is mainly laid to lawn with assorted stocked borders offering a selection of shrubs bushes and trees providing colour, interest and screening. The lawned gardens continue around to the rear of the property, where the larger than average garage is also found, which has a remote electronic up and over door to the front, a window and personal door to the side, light and power points. The whole garden is privately and securely enclosed providing a lovely environment and safe area for children and pets alike.

### Tenure and Services

Tenure: Freehold

All Mains Services Connected

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers, being EE, Three & O2. 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](http://www.bradford.gov.uk) or telephone them on 01274 432111.

### 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](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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### **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.

### **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.

### **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.



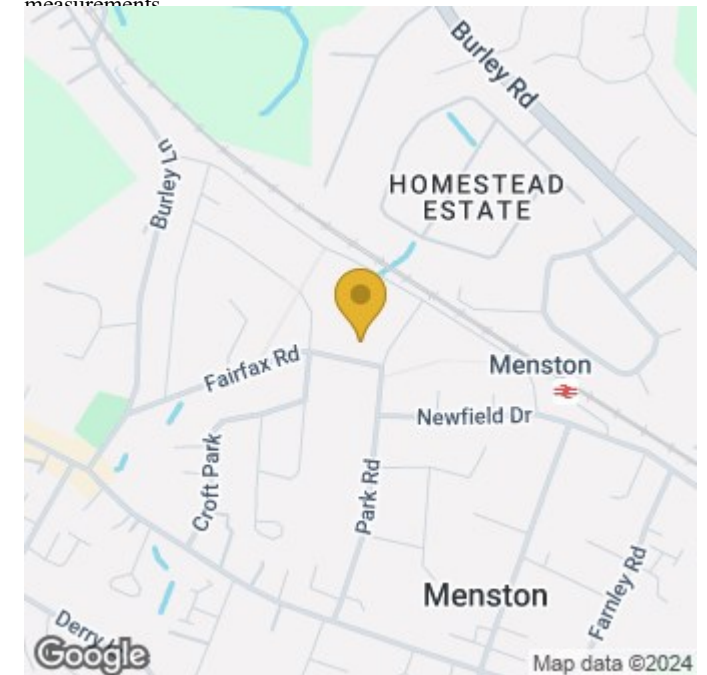
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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**  
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