



2 BEAMSLEY COURT, MENSTON LS29 6FL Asking price £795,000

FEATURES

- Fabulous Double Fronted Executive Detached Residence Offering Five Double Bedrooms
- Spacious Dining Kitchen, Perfect For Entertaining And Party's
- Downstairs Cloaks, First Floor House Bathroom, En-Suite's To Bedroom 1. And Bedroom 4.
- Open Plan Lawned Garden Front And Fully Enclosed Lawned & Patio Garden To The Rear
- Easy walking Distance Of The Train Station & Menston Village's Shops and Amenities
- One Of Only Nine Houses In A Quiet Cul-De-Sac Within This Sought After Neighbourhood
- Sitting Room, Separate Dining Room (ideal playroom) And A Home Office
- Driveway Parking For Several Cars And A Double Garage
- Set In The Stunning Grounds Of Highroyds That Extend to 200 Acres
- Excellent EPC Rating of B / Tenure Freehold / Council Tax Band G



A Substantial 5 Double Bedroom Detached In Menston

This detached five double bedroom house is situated in a super spot, on a quiet cul-de-sac, with a lovely private garden to the rear, excellent parking for several cars and a detached double garage. This home is spacious, and was clearly built with a family in mind. Providing spacious living accommodation over three floors that incorporates an excellent proportioned dining kitchen, perfect for entertaining and parties, a sitting room, separate dining room (or a great playroom), a valuable study for those working from home, a utility and downstairs cloaks wc. The upper floors incorporate the five double bedrooms and three bathrooms including a dressing area and full en-suite bathroom to the principle bedroom. Beamsley Court consists of just 9 properties, on a wide peaceful close, which are all immaculately cared for and this property is no exception. To arrange a viewing of this excellent proportioned family home, please contact Shankland Barraclough Estate Agents in Otley and we will gladly arrange this for you.

Beamsley Court forms part of the High Royds development, a much acclaimed scheme set within grounds of approximately 200 acres of park and woodland that includes mature landscapes with scenic views, ponds, cricket pitch, tennis courts and bridleways. The location is perfect for those that enjoy outdoor pursuits with access to additional neighbouring countryside nearby. This popular development is on the fringe of the sought after village of Menston, which is a thriving village with local shops and its own railway station providing regular services and a comfortable commute to Leeds, Bradford and Ilkley. The property is in the catchment for excellent local primary and secondary schools.

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

Reception Hallway

A fabulous, spacious and welcoming hallway having a composite outer door to the front with full length windows either side, a central heating radiator and a useful understairs storage cupboard.

Cloaks WC

Fitted with a two piece suite in white including a wash hand basin and a low level wc. Central heating radiator.

Sitting Room 18'2" x 11'9" (5.54m x 3.58m)

Two windows to the front elevation, three central heating radiators and double doors to the dining room.

Dining Room 11'10" x 9' (3.61m x 2.74m)

Twixt the sitting room and the dining kitchen, this is the perfect formal dining room if you are entertaining, or in our opinion make for the ideal family playroom. Central heating radiator, French doors and windows to the enclosed rear garden.

Dining Kitchen 20'11" max x 18'5" max (6.38m max x 5.61m max)

The hub of the home, the kitchen is the perfect area for all the family and for entertaining friends. Offering a comprehensive range of fitted wall and base units having worksurfaces over, a sink unit inset and a central island. The kitchen includes a built in oven, hob and integrated dishwasher. Windows to the rear looking over the garden, together with a glazed door that leads out to the private decked patio. Central heating radiator.

Utility Room

Matching kitchen units from the kitchen, worktop over with a sink unit inset, space for a washing machine and a condensing tumble dryer.

Study / Home Office 10'2" x 8' (3.10m x 2.44m)

Essential in most homes these days, the home office is perfect for those who work from home. Central heating radiator and two windows that look out over the front garden.

First Floor Landing

A large landing area giving access to three double bedrooms and the house bathroom. Central heating radiator and a window to the front elevation.

Bedroom 1. 17'6" x 11'11" (5.33m x 3.63m)

Generous principle bedroom having two windows to the front elevation and two central heating radiators.

Bedroom 1 Dressing Area & En-Suite Bathroom

Having fitted wardrobes along one wall providing excellent hanging and storage space to the dressing area, together with a central heating radiator and a window to the rear elevation. Door to the en-suite bathroom which incorporates a panelled bath, a step in shower cubicle, wash hand basin and a low level wc. Complemented by tiled splash backs, a chrome central heated towel rail and a window to the rear elevation.

Bedroom 2. 13'8" x 9'10 (4.17m x 3.00m)

This double bedroom is actually the smallest of the five bedrooms! Great space, two windows to the front elevation and a central heating radiator.

Bedroom 3. 15'7" x 10'2" (4.75m x 3.10m)

Central heating radiator and a two windows looking out over the rear garden.

House Bathroom

The house bathroom is fitted with a four piece suite including a panelled bath, a shower cubicle, wash hand basin and a low level wc. Complemented by tiled splash backs, a central heated towel rail and a window to the rear.

Second Floor Landing

Central heating radiator and a Velux styled window.

Bedroom 4. 20'4" x 12'1 (6.20m x 3.68m)

A lovely proportioned bedroom having fitted wardrobes, two central heating radiators, a window to the front and a double Velux styled window that opens and forms a balcony looking over the rear garden.

Bedroom 4. En-Suite

A three piece suite comprising a step in shower cubicle, a wash hand basin and a low level wc. Central heated towel rail and a Velux styled window to the rear.



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Bedroom 5. 20'4" x 13'5" (6.20m x 4.09m)

The fifth and final double bedroom having a window to the front and a Velux styled window to the rear. Two central heating radiators. If not a double bedroom, this would make for a great teenagers sitting room giving them the whole of the top floor.

Outside

Neat lawned garden to the front with gravelled borders and a small willow tree inset. A driveway provides ample parking for several cars, leading from the front past the side and to the rear where there is a double garage with twin doors to the front. The garden to the rear is privately and securely enclosed by fencing and walling. The garden includes three strategically positioned patio area to make the most of the days sunshine, together with a neat lawned garden with gravelled borders.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Double Garage

Please note each home contributes to the estates management with the annual fee for 2024 being £

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, Vodafone and O2. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band G. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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.

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.

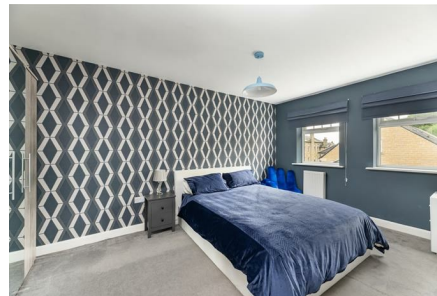
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

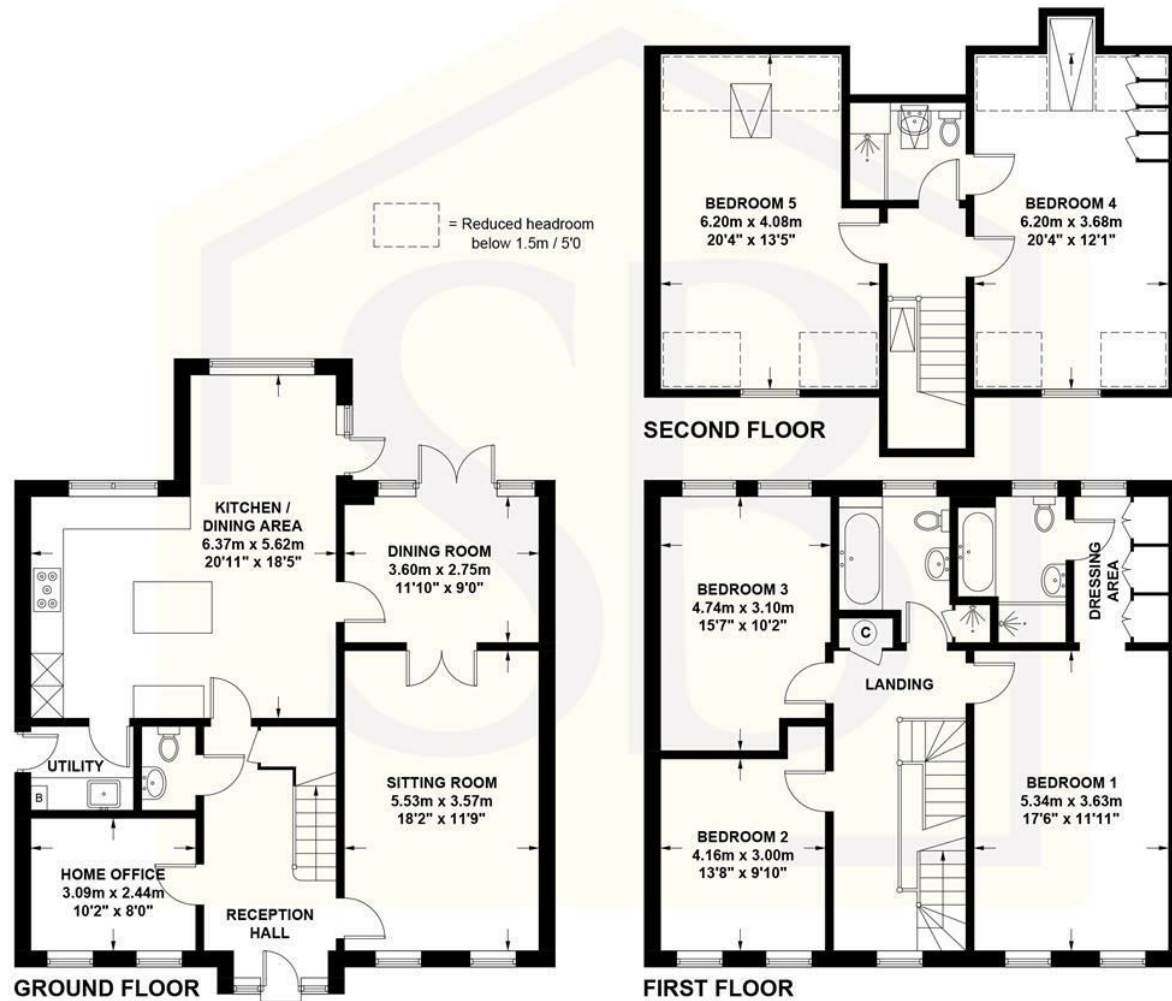
Please Note

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) A		82	87
(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

