



# 14 DERRY LANE MENSTON LS29 6NH

## Asking price £315,000

### FEATURES

- Beautifully Presented Semi-Detached
- Very Smart And Modern Dining Kitchen
- Landscaped South Facing Rear Garden
- Renovated By The Current Owner
- Walking Distance Of Amenities Transport Links and Local Schools
- Entrance Hall And Light And Airy Sitting Room
- Three Good Sized Bedrooms and House Bathroom
- Driveway With Parking For At Least Two Cars
- Freehold / EPC Rating / Council Tax Band B
- Ideal For A Variety Of Purchasers Wanting A Turn Key Home



**SHANKLAND BARRACLOUGH**  
ESTATE AGENTS

# Beautifully Presented Three Bedroomed Semi-Detached Home

A beautifully presented three bedroomed semi-detached property that has been very thoughtfully modernised but the current owner to create a fabulous home. Situated just a short walk from village's amenities, transport links and local primary and secondary school this property provides an ideal opportunity for first time buyers and families alike. On entering the property there is a good sized entrance hall ideal for coats and shoes and a full length light and airy sitting room which enjoys a dual aspect. The kitchen has been superbly updated by the current owner creating a terrific room with modern units and is well equipped with a range of appliances. To the first floor there are three good sized bedrooms with the main bedroom having a dual aspect and the house bathroom completing the accommodation. Outside there is off road parking for at least two cars and a wonderfully landscaped south facing rear garden which is predominately laid to lawn with a flagged patio ideal for enjoying the sun and outdoor entertaining. To arrange a viewing please contact Shankland Barraclough for an appointment and we would be delighted to show you around this fabulous home.

## 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.

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

## Ground Floor

### Hall

A welcoming entrance hall providing plenty of room for coats and shoes with a understairs storage cupboard housing the central heating boiler. Double glazed entrance door, windows to the front and side elevation with stairs up to the first floor,

### Sitting Room 19'1 x 11'8 (5.82m x 3.56m)

A light and airy full length sitting room enjoying a dual aspect with windows to the front and rear elevation.

### Modern Dining Kitchen 12'5" x 12'4" (3.78m x 3.76m)

A smart dining kitchen which has been recently installed by the current owner with a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with upstands. Inset stainless steel sink unit with mixer tap, integrated appliances including a fridge/freezer, dishwasher, washing machine and electric oven having a four ring ceramic hob with splashback and extractor over. Recessed spotlights, window to the rear over looking the rear garden and part glazed door to the side elevation.

## First Floor

### Landing

With window to the front and access to the part boarded roof void with light.

### Bedroom 1. 12'7" x 11'0" (3.84m x 3.35m)

A good sized double bedroom enjoying a dual aspect with windows to the side and rear elevation.

### Bedroom 2. 13'6" x 10'6" (4.11m x 3.20m)

Another generous double bedroom with window to the rear elevation.

### Bedroom 3. 8'9" x 8'2" (2.67m x 2.49m)

Could easily be utilised as a home office for those working from home with a window to the front elevation.

### Bathroom.

With a three piece suite comprising a panelled bath with electric shower over and separate shower attachment, low suite w.c and pedestal wash hand basin. Part tiled walls and window to the front elevation.

### Outside

Standing on a generous plot with a flagged and block paved driveway providing off road parking for at least 2 cars. To the front of the property there is a lawned



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

garden with flower borders whilst to the rear there is a south facing landscaped and tiered garden with wooden sleepers which is predominately laid to lawn. Outbuilding providing storage, greenhouse, outside tap and flagged patio ideal for outdoor entertaining.

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

### **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 two of the four main carriers (EE & Three). For further information please refer to: <https://checker.ofcom.org.uk>

### **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](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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**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.

**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.

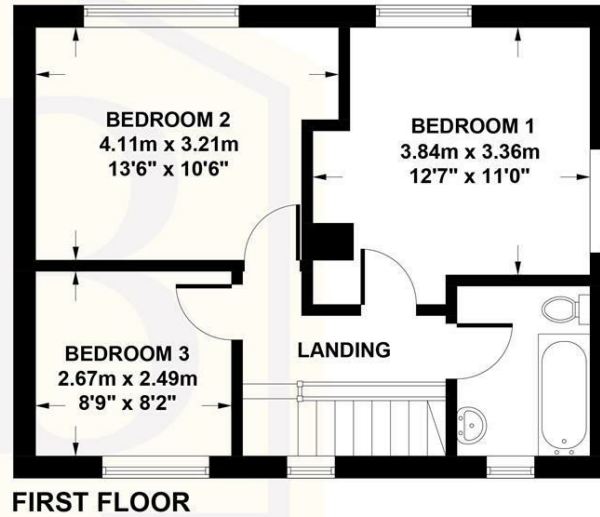
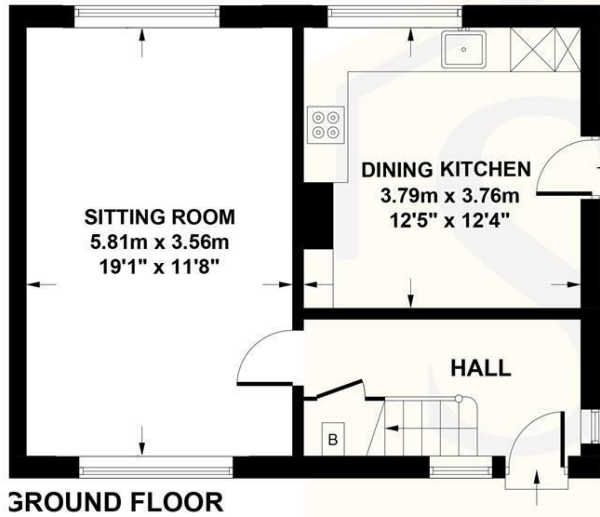
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

**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.



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>		<b>85</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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.



Call us on 01943 889010  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

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