



8 FAIRFAX GARDENS MENSTON LS29 6ET

Asking price £699,950

FEATURES

- Spacious Detached Bungalow On A Superb Plot At The End Of A Cul-De-Sac
- Welcoming Reception Hall and Large Sitting Room With Dual Aspect
- Fitted Kitchen With Utility Room And Cloakroom Off
- Shower Room And Integral Access To A Garage With Electric Up And Over Door
- Block-Paved Driveway With Lawned Gardens To The Front And Rear
- Huge Scope To Convert The Roof Void Subject To The Necessary Permissions
- Dining Room Overlooking The Garden and Study/Bedroom 4
- Three Further Good Sized Bedrooms All With Fitted Wardrobes
- Freehold / EPC Rating D / Council Tax Band F
- Now In Need Of Modernisation Situated Close To Village Amenities



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Spacious 4 Bedroomed Detached Bungalow With Hugh Potential

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 Accommodation....

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

Ground Floor

Reception Hall

A spacious and welcoming reception hall having a double glazed entrance door with side screen, ceiling cornice, radiator, access to the roof void and window to the front elevation.

Sitting Room 19'2" x 12'3" (5.84m x 3.73m)

A large principal reception room enjoying a dual aspect with windows to both the front and side elevations. Feature limestone fireplace, two wall light points, ceiling cornice and radiator.

Dining Room 12'0" x 8'8" (3.66m x 2.64m)

With radiator and window to the rear elevation overlooking the rear garden.

Kitchen 11'11" x 8'8" (3.63m x 2.64m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splash back. Inset one and a half bowl sink with mixer tap, integrated dishwasher, electric oven, four ring ceramic hob with extractor over and microwave. Space for a freestanding fridge/freezer, generous walk in pantry cupboard, ceiling cornice, recessed spotlights, radiator and window to the rear elevation.

Utility Room

With base wall cupboard having coordinating work surfaces with with tiled splash back, circular stainless steel sink with mixer tap and plumbing for an automatic washing machine. Glazed doors to the front and rear elevation, window to the rear, radiator and cloakroom off.

Cloakroom

With a low suite w.c, radiator and window to the rear elevation.

Study/Bedroom 4. 12'0" x 8'5" (3.66m x 2.57m)

With a recessed bookshelf having a cupboard under, radiator and window to the front elevation.

Inner Hall

Leading to the three other bedrooms with airing cupboard housing the hot water cylinder.

Bedroom 1. 12'0" x 11'11" (3.66m x 3.63m)

A good sized double bedroom with a range of fitted wardrobes, drawers and bedside tables, ceiling cornice and window to the rear elevation.

Bedroom 2. 12'0" x 11'11" (3.66m x 3.63m)

Another generous double bedroom with fitted wardrobes, drawers and dressing table. Ceiling cornice, radiator and window to the rear elevation.

Bedroom 3. 11'11" x 9'2" (3.63m x 2.79m)

With a further fitted wardrobe, ceiling cornice, radiator and window to the front elevation.

Shower Room

With a white three piece suite comprising a tiled shower stall with thermostatic shower, low suite w.c and pedestal wash basin. Fully tiled walls, shaver point, recessed spotlights, radiator and window to the rear elevation.

Garage 18'2" x 9'10" (5.54m x 3.00m)

Benefiting from having an electric up and over door, light, power and window to the rear elevation.

Roof Void

Accessed via a ladder from the reception hall, there is a terrific roof space with tremendous potential to create further accommodation subject to the necessary planning permissions and building regulations.

Outside

Standing on a brilliant plot, the property enjoys attractive gardens to the front and rear elevation. To the front there is a lawned area with flower borders housing mature shrubs



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

and trees, with access to the rear around both side of the property where there is a private predominantly lawned garden again with flower borders having mature shrubs and plants, outside tap and flagged patio. A block paved driveway is situated at the front of the property, providing ample off road parking for numerous vehicles.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Block-Paved Driveway Providing Off Road Parking.

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band.

For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 27 Mbps download speed is available to this property. Mobile Phone coverage for voice calls is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

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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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.



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The floor plan shows a 4-bedroom house with a garage, utility, kitchen, dining room, reception hall, sitting room, and four bedrooms. The layout includes a garage (5.54m x 3.00m) and a covered area (18'2" x 9'10") on the left. The utility room (11'11" x 8'8") is adjacent to the kitchen (3.62m x 2.63m). The dining room (3.65m x 2.64m) is connected to the kitchen and the reception hall (12'0" x 8'8"). The reception hall leads to the sitting room (5.84m x 3.74m) and the bedrooms. The bedrooms are: Bedroom 1 (3.65m x 3.62m), Bedroom 2 (3.65m x 3.62m), Bedroom 3 (3.62m x 2.79m), and Bedroom 4 / Study (3.66m x 2.56m). The kitchen is 3.62m x 2.63m. The dining room is 3.65m x 2.64m. The reception hall is 12'0" x 8'8". The sitting room is 5.84m x 3.74m. The bedrooms are: Bedroom 1 (3.65m x 3.62m), Bedroom 2 (3.65m x 3.62m), Bedroom 3 (3.62m x 2.79m), and Bedroom 4 / Study (3.66m x 2.56m). The utility room is 11'11" x 8'8". The garage is 5.54m x 3.00m. The covered area is 18'2" x 9'10".

Room	Dimensions (m)	Dimensions (ft)
Garage	5.54m x 3.00m	18'2" x 9'10"
Covered Area	18'2" x 9'10"	
Utility	11'11" x 8'8"	
Kitchen	3.62m x 2.63m	11'11" x 8'8"
Dining Room	3.65m x 2.64m	12'0" x 8'8"
Reception Hall	12'0" x 8'8"	
Sitting Room	5.84m x 3.74m	19'2" x 12'3"
Bedroom 1	3.65m x 3.62m	12'0" x 11'11"
Bedroom 2	3.65m x 3.62m	12'0" x 11'11"
Bedroom 3	3.62m x 2.79m	11'11" x 9'2"
Bedroom 4 / Study	3.66m x 2.56m	12'0" x 8'5"

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

