



# 31 VIEWLANDS RISE MENSTON LS29 6BQ

**Asking price £335,000**

## FEATURES

- Well-Presented Semi Detached Property
- Entrance Porch, Hall And Light And Airy Sitting Room
- Modern Dining Kitchen With French Doors To The Garden
- Three Good Sized Bedrooms With The Master Having A Bay Window
- Smart House Bathroom
- Driveway And Detached Garage
- Enclosed South Facing Rear Garden With Countryside Views
- Stunning Long Distance Views Across The Valley And Beyond Views
- Freehold / EPC Rating D / Council Tax Band D
- Ideal Opportunity For A Variety of Buyers



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# 3 Bedroom Semi-Detached House Overlooking Open Fields

The property with SEALED UNIT DOUBLE GLAZING. OIL FIRED CENTRAL HEATING, and with approximate room sizes comprises:

## Ground Floor

### Entrance Porch

A useful space for shoes and coats having a double glazed entrance door and further door into:

### Entrance Hall

A welcoming entrance hall with attractive wooden flooring, central heating radiator and staircase up to the first floor.

### Sitting Room 16'6" x 10'11" (5.03m x 3.33m)

A good sized principal reception room with central heating radiator and bay window to the front elevation with attractive wooden shutter blinds. Opening into:

### Dining Kitchen 17'7" x 12'1" (5.36m x 3.68m)

A smart dining kitchen having a range of Shaker Style base and wall units incorporating cupboards, drawers and wooden work surfaces. Inset Belfast sink with mixer tap, integrated appliances including an electric oven and hob with stainless steel hood over, dishwasher and fridge/freezer. Utility cupboard off providing useful storage with plumbing for an automatic washing machine, central heating boiler and window to side. Wood flooring, central heating radiator window to rear and French Doors out to the rear garden both enjoying an attractive outlook onto open countryside.

## First Floor

### Landing

With window to the side elevation and access to the roof void.

### Bedroom 1. 14'6" x 10'11" (4.42m x 3.33m)

A large main bedroom with central heating radiator and bay window to the front elevation with stunning views across the valley and beyond.

### Bedroom 2. 12'2" x 10'11" (3.71m x 3.33m)

Another good sized double bedroom with central heating radiator and window to the rear elevation with delightful views over open fields.

### Bedroom 3. 9'6" x 6'8" max (2.90m x 2.03m max)

With fitted wardrobe and window to the front elevation once again enjoying terrific long distance views across the valley.

### Bathroom

A smart house bathroom with a white three piece suite comprising a double ended bath with fixed shower head and shower attachment, low suite w.c and pedestal wash hand basin. Heated towel rail, recessed spotlights, part tiled walls and tiled floor and window to the rear elevation.

### Gardens, Garage and Driveway

To the front of the property there is an attractive lawned garden with flower borders with a concrete drive leading up the side providing off road parking for two cars. At the top of the drive there is a detached garage with up and over door and to the rear there is an enclosed private south facing rear garden mainly laid to lawn with flower borders housing mature shrubs and plants with stone walling all enjoying beautiful countryside views over open fields.

### Tenure and Services

Freehold

All Mains Services

### Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band D. 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.



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### Internet and Mobile Coverage

Independently checked information via Ofcom shows that superfast Broadband up to 39 Mbps download speed is available to this property. Mobile Phone voice coverage is available from the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk/>

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### 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.



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## Money Laundering, Terrorist Financing and Transfer

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. 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 for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

## General

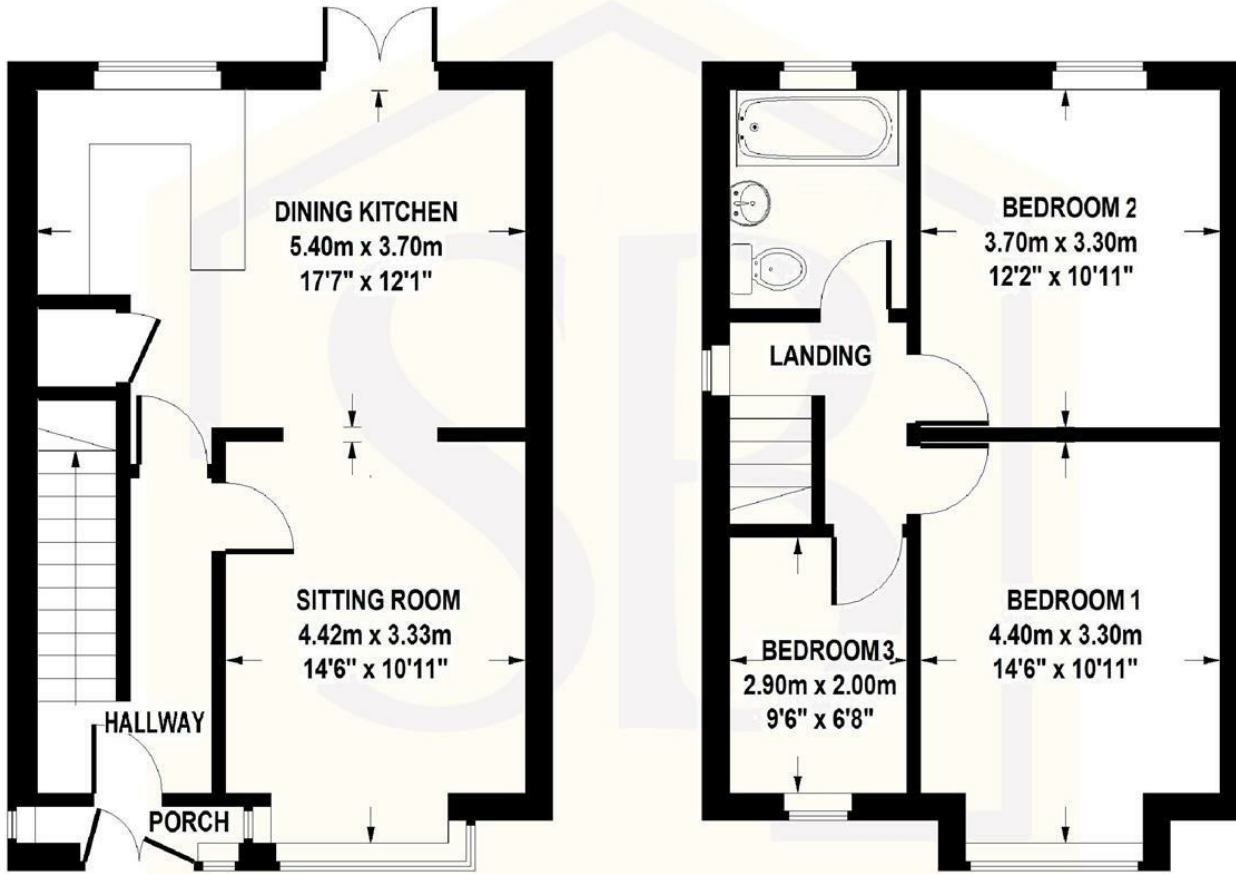
The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced 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

## Council Tax Band D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</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.



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