



THE LODGE

28 BRADFORD ROAD, MENSTON LS29 6AE

Asking price £475,000

FEATURES

- Deceptively Spacious Double Fronted Detached House
- Flexible Living Accommodation Incorporating Four Bedrooms
- Striking Modern Four Piece House Bathroom & A Valuable Downstairs WC
- Easy Walking Distance Of The Train Station, Schools & Beautiful Countryside Walks
- Excellent Gated Parking For Several Vehicles & Enclosed Gardens
- Superb Family Dining Kitchen With Sitting Area To The Attractive Garden Room
- Sitting Room With A Wood Burning Stove & An Adjoining Study Room
- EPC Rating D / Tenure Freehold / Council Tax E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Attractive And Well Presented Detached In A Great Location

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 property is within walking distance of both Guiseley and Menston train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

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

LOWER GROUND FLOOR

Entrance Hallway

Via an attractive modern composite door with a long slim glazed inset to the hallway with decorative panelled walls, a central heating radiator and a cloakroom, the ideal place to hide those coats, boots and shoes.

Downstairs WC

Fitted with a low level wc and a wash hand basin.

Dining Kitchen & Garden Room 19'7" x 9'11" plus 12' x 11'1" (5.97m x 3.02m plus 3.66m x 3.38m)

This really is the perfect room for all the family to enjoy, or if having a get together with friends or family, the perfect party room. The kitchen area offers a good range of modern wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes an integrated fridge-freezer and dishwasher, together with an electric oven and hob with an extractor hood over. This leads to the dining area which is in turn open to the lovely garden room providing the ideal area for a sofa etc, having windows and French doors to the rear, which lead out onto the large decked area, perfect for alfresco dining.

Utility Room 9'1" x 8'2" (2.77m x 2.49m)

Fitted kitchen units with worksurfaces over and a sink unit inset. plumbing and space for a washer and a condensing tumble dryer. Window to the rear and access to a large store.

Large Store 11'6" x 10'8" max (3.51m x 3.25m max)

Off the Utility room, this is a great storage area.

GROUND FLOOR

Porch

Full length windows looking over the garden.

Hallway

A welcoming hallway with a central heating radiator and the staircase to the first floor.

Sitting Room 13'8" x 10'9" (4.17m x 3.28m)

A lovely cosy sitting room with a warming wood burning stove, beautiful curved bay window together with two arched windows to the side elevation. Central heating radiator.

Study 9'3" x 8'3" (2.82m x 2.51m)

Open arch from the sitting room, the study has a central heating radiator, window to the rear and a door to the side elevation.

Guest Bedroom 4 15'7" x 10'7" (4.75m x 3.23m)

Currently used as a bedroom, but could easily be a further reception room if so desired, this attractive light and airy room has a cast iron fireplace to a pine surround and oval stained glass windows to the side together with a window to the rear. Central heating radiator.

FIRST FLOOR

Landing

Feature stained glass arched window to the rear and access to the following rooms:

Bedroom 1. 15'6" max x 13'11" (4.72m max x 4.24m)

A lovely proportioned bedroom having a beautiful curved bay window, fitted wardrobes to one wall and a central heating radiator.

Bedroom 2. 10'11" x 10'8" (3.33m x 3.25m)

Central heating radiator and a window to the front elevation.

Bedroom 3. 10'7" x 9' (3.23m x 2.74m)

Central heating radiator and a window to the rear elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

House Bathroom

Striking modern fitted house bathroom that includes a panelled bath, a walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by tiled flooring and walls, a chrome central heated towel rail and a window to the rear.

Outside

The property stands within neat enclosed gardens that incorporate a neat lawn, patio areas and has ample parking to the gated driveway, which is accessed off of Moorland Crescent.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Council Tax

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

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 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.

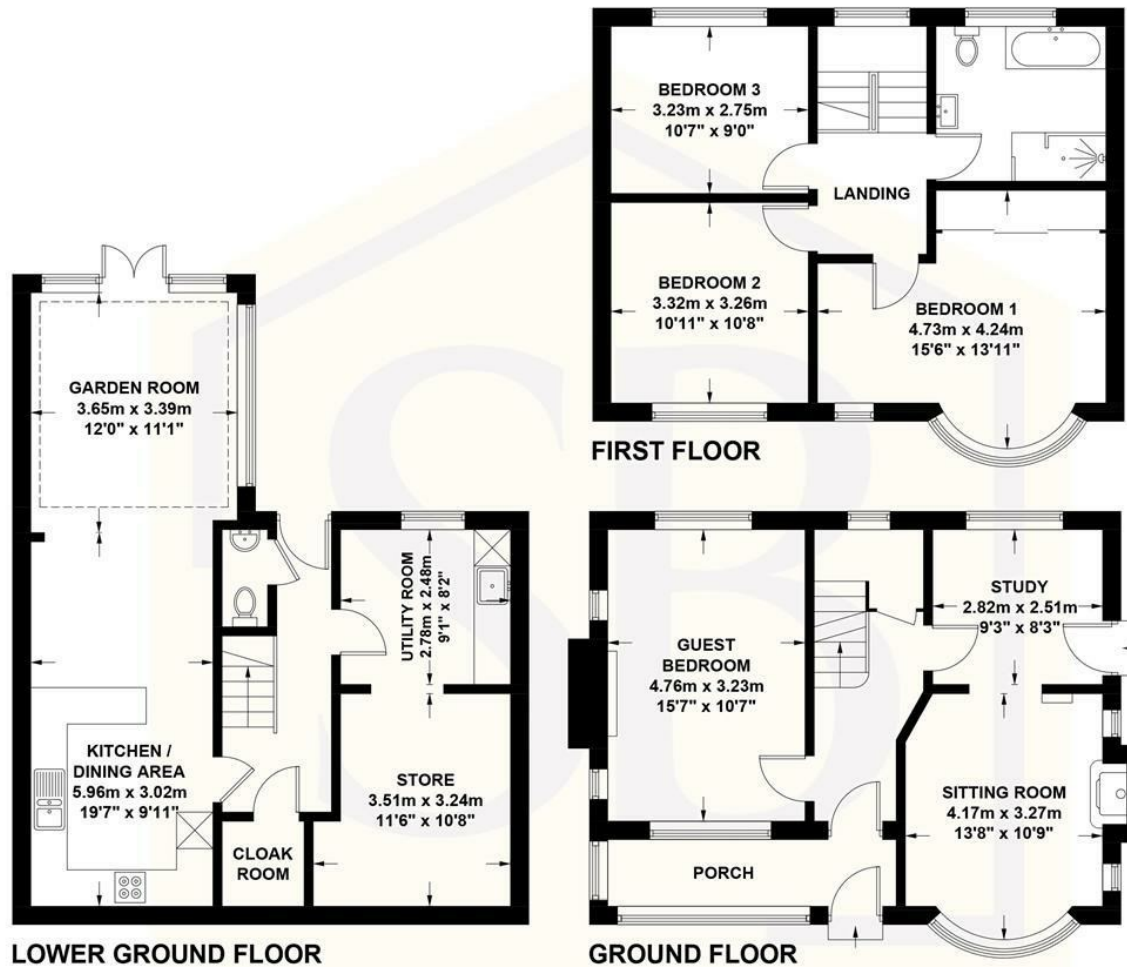
Please Note

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	70
(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@shanklandbarraclough.co.uk
W: www.shanklandbarraclough.co.uk

SHANKLAND
BARRACLOUGH
ESTATE AGENTS