



29 DERRY HILL MENSTON LS29 6NE

Asking price £260,000

FEATURES

- Attractive Stone Built Terraced Property
- Lawned Garden, Parking Space and Courtyard With Outbuilding
- Sitting Room With Wonderful Barrett & Russell Range
- Situated In The Centre Of Menston Village
- Recently Modernised Yet Retaining Original Features
- Two Double Bedrooms And A House Bathroom
- Modern Dining Kitchen With Feature Exposed Stone Wall
- Conservatory Overlooking The Rear Garden
- Freehold / Council Tax Band D / EPC Rating C
- Ideal Opportunity For A Variety Of Buyers To Enjoy



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ESTATE AGENTS

Characterful Two Bedroomed Stone Built Terrace With Garden

An attractive stone built two bedroomed terrace house that has been recently modernised yet retaining all of the property's character and charm with original features and a stunning Barrett & Russell range. Conveniently situated just off Main Street, this property is in the heart of Menston Village just a short walk from local amenities and transport links making it an ideal opportunity for a variety of buyers. Externally the property benefits from a generous lawned garden to the front and a parking space, as well as having a block paved courtyard to the rear with outbuildings which have plumbing for a washing machine and the newly installed boiler. On entering the property there is a smart dining kitchen which has a feature stone wall and a range of integrated appliances. Completing the ground floor is the sitting room which incorporates the terrific range and a conservatory providing additional living space with a delightful outlook onto the garden. To the first floor there are two double bedrooms one with fitted wardrobes and a bathroom comprising a three piece white suite. This property really needs to be viewed to be fully appreciated, to book a viewing contact Shankland Barraclough Estate Agents in Otley today.

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 Accommodation...

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

Ground Floor

Dining Kitchen 16'2" x 10'10" (4.93m x 3.30m)

A modern dining kitchen with a range of attractive eggshell blue base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splashback. Inset stainless steel sink unit with mixer tap, integrated appliances including a fridge/freezer, dishwasher and electric oven with a four ring ceramic hob with extractor over. Additional open shelving providing useful storage, exposed stone wall, stone floor, radiator, two windows to the rear elevation and door out to the front courtyard.

Sitting Room 13'1" x 12'11" (3.99m x 3.94m)

A good sized reception room having an eye-catching original Barrett & Russell range fireplace with a tiled hearth and exposed stone wall. Alcove shelving and base cupboard, radiator, exposed beam, two wall light points, window into the conservatory.

Inner Hall

With stairs up to the first floor and door into:

Conservatory 13'9" x 9'4" (4.19m x 2.84m)

A delightful additional living area with a pleasant outlook and French doors out to the garden.

First Floor

Landing

With access to the roof void.

Bedroom 1. 13'1" x 12'10" (3.99m x 3.91m)

With a feature cast iron fireplace, characterful exposed wooden floorboards, fitted wardrobes and window to the front elevation.

Bedroom 2. 10'10" x 10'6" (3.30m x 3.20m)

Another double bedroom with fitted cupboard, exposed wooden floorboards, radiator and window to the rear elevation.

Bathroom

With a white three piece suite comprising a panelled bath with electric shower over. Heated towel rail, part tiled walls and tiled floor, shaver point and window to the rear elevation.

Lower Ground Floor

Cellar 8'2" x 8'0" (2.49m x 2.44m)

A useful store cellar providing excellent storage.

Outside

To the rear of the property there is block paved courtyard and outbuilding which has plumbing for an automatic washing machine, new gas fired central heating boiler installed in February 2025 and an outside toilet. To the front there is an enclosed lawned garden with flower borders and accessed via a private road a parking space beyond.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Parking Space Via A Private Road and On Street Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage for voice calls is available for three of the four main carriers (O2, EE & Three). For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band C. For further details on Bradford Council Tax Charges please visit 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 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.

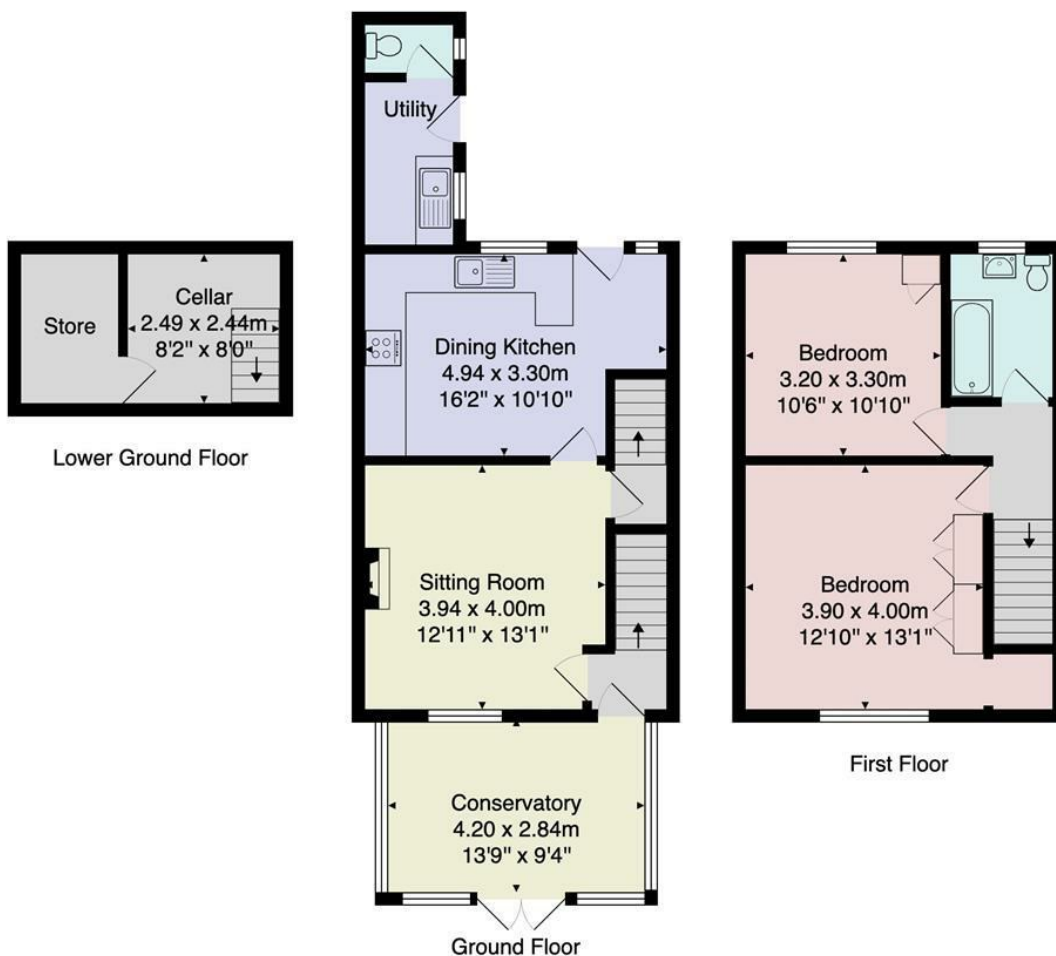
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 102.7 m² ... 1106 ft²

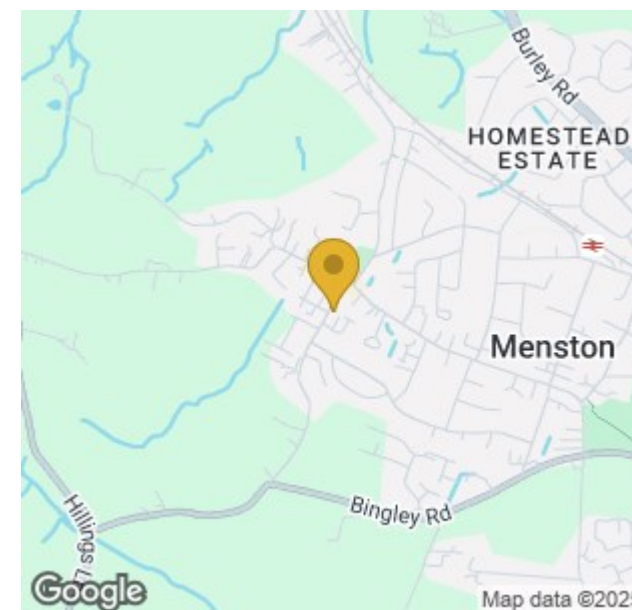
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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.



Call us on 01943 889010
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