



# 1 CROFT PARK, MENSTON LS29 6NA

**Asking price £599,950**

## FEATURES

- Beautifully Presented, Extended Four Bedroom Detached House
- Large 25ft Dining Kitchen With A Utility Room Off
- Valuable Home Office / Study and a Downstairs WC
- Great Parking For Several Vehicles, Neat Enclosed Rear Garden & A Single Garage
- Great Location In The Heart Of The Village, On The Doorstep To All The Amenities
- Spacious 18ft Sitting Room with A Wood Burning Stove
- En-Suite To The Principle Bedroom & Smart House Bathroom
- EPC Rating D / Tenure Freehold / Council Tax F



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ESTATE AGENTS

# Centrally Located & Beautifully Presented 4 Bedroom Detached House

Located in the heart of this charming Wharfedale village, we are delighted to offer for sale this four bedroomed detached house, which offers excellent parking for several vehicles, a single garage and an attractive fully enclosed garden. A perfect home for a younger growing family or a retiring couple alike, the property commences with a warm and welcoming entrance hallway which has a valuable downstairs cloaks wc off. There is a superb proportioned and extended dining kitchen, the perfect area for entertaining with family and friends, which also has a great utility room off, the ideal area for kicking off those muddy boots and wet coats. The light and airy through sitting room is once again of excellent proportions and includes a feature wood burning stove. Finally to the ground floor is a study / home office and a flexible room that is currently used as the guest bedroom and has French doors that open to the rear garden. Moving upstairs the principle bedroom benefits from having an attractive en-suite with a walk in shower, two further double bedrooms and the house bathroom. An appointment to view this lovely home is strongly recommended and can easily be arranged by contacting Shankland Barraclough Estate Agents in Otley.

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

## Entrance Hallway

A warm and welcoming hallway via an outer composite door to the front elevation, wooden flooring, a central heating radiator and the staircase to the first floor.

## Downstairs Cloaks WC

A lovely modern two piece suite with a low level wc and a wash hand basin. Central heating radiator and a window to the front elevation.

## Dining Kitchen 25'7" x 16'9" (7.80m x 5.11m)

A fabulous proportioned dining kitchen, the hub of the home, perfect for all the family to

enjoy and perfect for entertaining with friends. There is an excellent range of fitted kitchen units including a central island, a range style cooker with an extractor hood over and attractive wooden flooring. This extended dining kitchen has two central heating radiators, French doors to the garden, window and additional Velux for good natural light.

## Utility Room

Plumbing for a washer, fitted units with worksurfaces over and a sink unit inset. Door to the side elevation.

## Sitting Room 18'11" x 11'1" (5.77m x 3.38m)

Warming wood burning stove to the chimney breast, a central heating radiator, windows to the front and rear.

## Study / Home Office 8'7" x 7'7" (2.62m x 2.31m)

Central heating radiator and a window to the front elevation.

## Guest Bedroom 4 10'10" x 10'3" (3.30m x 3.12m)

Central heating radiator and French doors opening to the enclosed rear garden.

## Landing

Storage cupboard and access to the following rooms:

## Bedroom 1. 13'1" x 12'4" (3.99m x 3.76m)

Built in cupboard, a central heating radiator and a window to the front elevation.

## En-Suite Bedroom 1

A three piece suite that includes a tiled walk in shower, a wash hand basin to a vanity unit and a low level wc. Fully tiled walls, a central heated towel rail and a window to the front elevation.

## Bedroom 2. 12'7" x 8'6" (3.84m x 2.59m)

Built in cupboard, a central heating radiator and a window to the front elevation.

## Bedroom 3. 9'11" x 9' (3.02m x 2.74m)

Built in cupboard, central heating radiator and a window to the rear.

## House Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled splash backs and tiled flooring, central heated towel rail and a window to the rear.



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### Outside

To the front is a neat block paved driveway providing parking for several vehicles, which in turn leads to a single garage. Neat lawn and gravelled edging with a central path to the front door. Moving around to the rear is a lovely enclosed garden that enjoys a westerly aspect perfect for the afternoon and early evening sunshine, decked patio areas and a neat lawn.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Single Garage

### Council Tax

City of Bradford Metropolitan District Council Tax Band F. 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.

### 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 three of the four main carriers, being O2, Three & EE. 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](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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### **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**

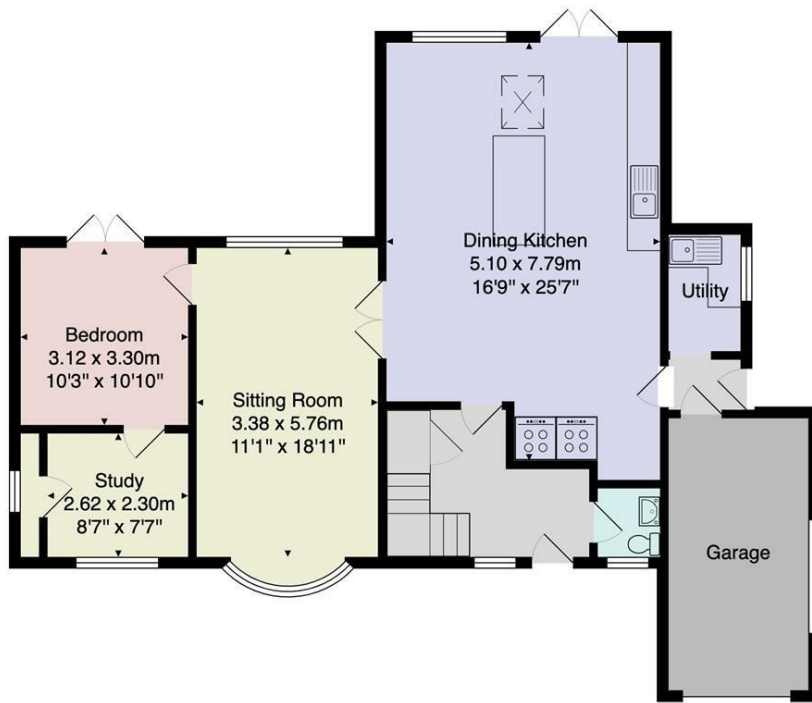
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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**

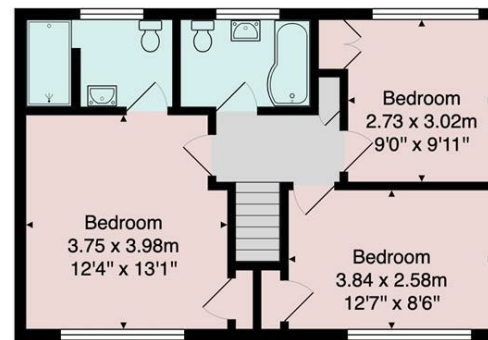
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



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Ground Floor



First Floor

Total Area: 158.1 m<sup>2</sup> ... 1701 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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