



19 NEWFIELD DRIVE MENSTON LS29 6JQ

Asking price £565,000

FEATURES

- Attractive Four Bedroomed Detached House
- Close To Amenities, Excellent Schools And Transport Links
- Useful Entrance Porch, Boot Room & Well Equipped Kitchen Overlooking The Garden
- Three Further Double Bedrooms & House Bathroom With Four Piece Suite
- Freehold / EPC Rating E / Council Tax Band F
- Generous Private South Facing Rear Garden
- Large Dining Hall & Sitting Room Both With Bay Windows
- Multifunctional Fourth Bedroom/Office/Family Room With Modern En-Suite Off
- Driveway Providing Off Road Parking & Detached Garage With Light & Power
- An Ideal Opportunity For A Variety Purchasers



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Attractive 4 Bedroomed Detached Family Home With South Facing Garden

An attractive and extended four bedroomed detached property that provides a tremendous opportunity for a variety of buyers looking a home which offers plenty of kerb appeal and is situated close to amenities, excellent local schools and a short stroll to transport links including Menston Railway Station. The property offers light and airy accommodation enjoying three bay windows to the front and benefits from a terrific private and south facing rear garden with seating areas ideal for a growing family to enjoy. On entering the property through a very useful porch, the accommodation opens up into the large dining hall which gives access to the well-equipped kitchen and boot room to the rear of the property. A second reception provides another excellent space, as well as a multifunctional fourth bedroom/office/family room with sliding doors to the rear garden and a modern en-suite off completing the ground floor. To the first floor there are three good sized double bedrooms and a generous house bathroom having a four piece suite with separate shower stall. To the front of the property there is a driveway and rockery garden housing mature shrubs and plants with a detached garage being situated at the top of the driveway which has light and power. To view this elegant home call Shankland Barraclough Estate Agents in Otley to arrange your viewing 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

Entrance Porch

A useful space for coats and shoes with a glazed entrance door having leaded windows.

Dining Hall 17'6" x 11'11" (5.33m x 3.63m)

A delightful light and airy reception room having a bay window to the front elevation. Feature stone fireplace housing a living flame gas fire, ceiling cornice, two radiators and open staircase up to the first floor.

Kitchen 15'4" x 8'6" (4.67m x 2.59m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work

surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap and integrated double electric oven with a four ring gas hob having a stainless steel hood over. Plumbing for an automatic washing machine, space for a freestanding fridge/freezer, recessed spotlights, radiator, cupboard housing the central heating boiler and window to the rear elevation overlooking the rear garden.

Boot Room

An ideal space for a growing family with room for coats and shoes, space for dryer, two windows to the side elevation and door out to the garden.

Sitting Room 11'11" x 11'0" (3.63m x 3.35m)

Another generous reception room again enjoying a bay window to the front elevation with ceiling cornice and radiator.

Bedroom 4 / Family Room 20'11" x 11'5" max (6.38m x 3.48m max)

A terrific addition to the property having a feature vaulted ceiling with exposed beams, that could be utilised in a number of ways including a bedroom, family room or study enjoying a dual aspect with bay window to the front and sliding doors out to the south facing rear garden. Two wall light points and two radiators

En-Suite Shower Room

With a modern three piece suite comprising a low suite w.c, wash basin with cupboard under and drawers to the side, and a generous tiled shower stall with fixed shower head and shower attachment. Heated towel rail, fully tiled walls, recessed spotlights and window to the rear elevation.

First Floor

Landing

With picture rail, radiator and window to the front elevation.

Bedroom 1. 11'11" x 10'8" (3.63m x 3.25m)

With an extensive range of fitted wardrobes, overhead cupboards, drawers and dressing table. Ceiling cornice, radiator and window to the front elevation.

Bedroom 2. 12'6" x 11'0" (3.81m x 3.35m)

Another generous double bedroom with ceiling cornice, radiator and window to the front elevation.

Bedroom 3. 14'1" x 8'6" (4.29m x 2.59m)

A further double bedroom with fitted wardrobe, exposed beam, radiator and window overlooking the rear garden.



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Bathroom

With a white four piece suite comprising a panelled bath, low suite w.c, pedestal wash basin and separate tiled shower stall with electric shower. Fully tiled walls and floor, radiator, extractor fan and window to the rear elevation.

Outside

The property stands on a delightful plot with off road parking to the front with a detached garage being situated at the end of the drive with up and over door light and power. At the rear of the property there is a private, good sized south facing garden with is predominantly laid to lawn with flower borders and concrete sitting areas ideal for outdoor entertaining. Finally to the front there is a mature and well stocked rockery garden housing shrubs and plants with crazy paving.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road 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 to three of the four main carriers (02, EE and Vodafone). For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band F. 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.



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Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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.

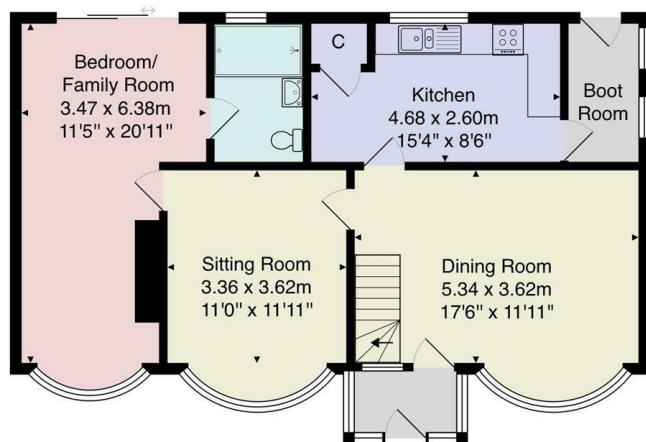
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

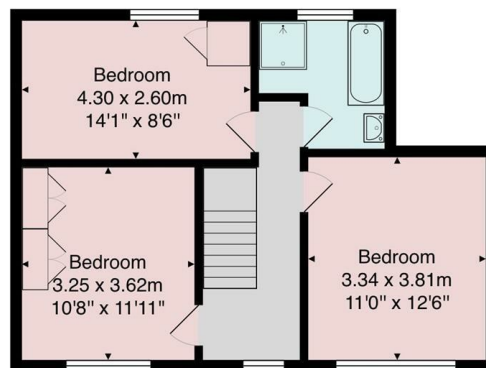
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

Total Area: 130.6 m² ... 1406 ft²

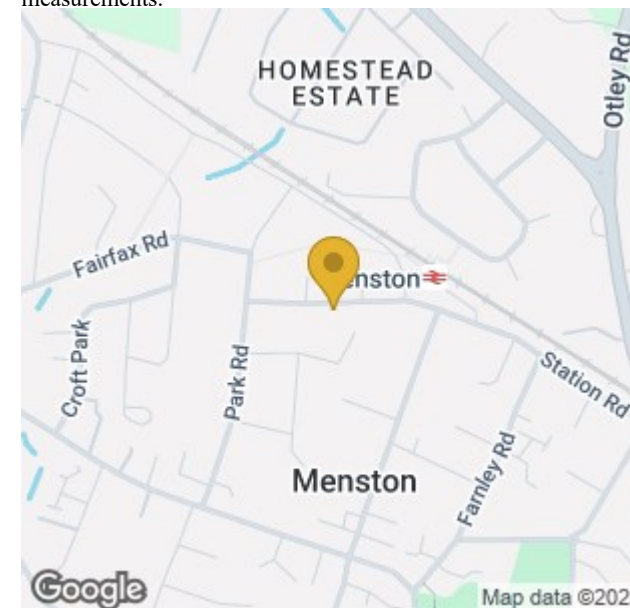
All measurements are approximate and for display purposes only.

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		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(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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