



11 LOW HALL ROAD MENSTON LS29 6DW

Asking price £640,000

FEATURES

- Substantial & Versatile Four Bedroomed Detached
- Situated On A Corner Plot In The Centre Of Menston Village
- Huge Potential To Convert Further Accommodation Subject To Necessary Approvals
- Entrance Porch, Entrance Hall & Large Sitting Room With Full Width Window
- Smart Kitchen, Dining Area, Spacious Utility Room & Access To Integral Garage
- Snug/Playroom/Office, Downstairs Double Bedroom & Shower Room
- Two Further Double Bedrooms On The First Floor & House Bathroom
- Freehold / EPC Rating C / Council Tax Band F
- Corner Plot With Lawned Gardens To Three Sides
- Attractive Outlook Over Menston Park



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Attractive Detached Property On A Corner Plot In The Centre Of Menston

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 good sized and extremely useful entrance porch having plenty of room for coats and shoes, with an exposed stone wall, glazed entrance door and further French door to the front elevation.

Entrance Hall

A welcoming space with glazed door and side screens, ceiling cornice, radiator and door leading to the first floor.

Sitting Room 20'9" x 15'9" (6.32m x 4.80m)

A large reception room with a feature full width window to the front elevation enjoying an attractive outlook over the front garden. Fitted stone fireplace housing a gas fire, ceiling cornice, four wall light points, two radiators and archway into:

Dining Area 10'5" x 8'4" (3.18m x 2.54m)

Situated just off the kitchen with scope to open up into the kitchen subject to the necessary building regulations with ceiling cornice, two wall light points, radiator and bay window to the rear elevation overlooking the rear garden.

Kitchen 11'11" x 10'5" (3.63m x 3.18m)

A recently installed modern kitchen with a range of fitted units incorporating cupboards, drawers and concealed lighting being complimented by granite work surfaces with upstands. Inset one and a half bowl stainless steel sink with mixer tap, attractive range oven with extractor over and integrated appliances including a dishwasher and fridge/freezer. Recessed spotlights, tiled floor and window to the rear elevation.

Side Porch

With a tiled floor and double glazed doors to both the front and rear elevation with access into:

Utility Room 9'8" x 9'3" (2.95m x 2.82m)

A spacious modern utility room having plumbing for an automatic washing machine and space for a tumble dryer stacked above. Extensive range of fitted cupboards, inset stainless steel sink unit with mixer tap, tiled flooring, recessed spotlights and window to the rear elevation. Integral access into the garage.

Garage 12'10" x 9'3" (3.91m x 2.82m)

With an up and over door, light, power and window to the side elevation.

Snug/Playroom 14'11 x 11'11" (4.55m x 3.63m)

A light and airy third reception room which has recently been updated and could also be utilised as another double bedroom or office with ceiling cornice, radiator and window to the front elevation.

Bedroom 3. 12'11" x 11'11" (3.94m x 3.63m)

A beautifully presented bedroom with ceiling cornice, radiator, understairs storage cupboard and window to the rear elevation.

Shower Room

With a white three piece suite comprising a tiled shower stall with electric shower, pedestal wash hand basin, and low suite w.c. Heated towel rail, part tiled walls, radiator and two windows to the rear elevation.

First Floor

Landing

With radiator and window to the front elevation.

Bedroom 1.

A terrific main bedroom benefitting from a large window to the front elevation enjoying an open outlook onto Menston Park. Radiator and range of fitted wardrobes with overhead cupboards, with one housing the hot water cylinder.

Bedroom 2. 11'11" x 9'7" (3.63m x 2.92m)

Access via a long corridor with spacious eaves storage off, radiator and Velux window to the rear elevation.

Bathroom

With a three piece suite comprising a panelled bath with electric shower over, low suite w.c and pedestal wash hand basin having a light with shaver point over. Panelled walls, radiator and window to the side elevation.

Eaves Storage Potential

Accessed off the corridor to bedroom 2, there is a large eaves storage area which has the potential to be converted into another bedroom subject to the necessary planning permissions and building regulations. The current owners have had some architect plans drawn to create additional accommodation upstairs which will be made available to you on request.

Outside

The property stands on a delightful corner plot with gardens to three sides. To the front there is a south facing lawned area with flower borders having bark chippings and housing mature shrubs and plants, with further gravelled borders and flagged area with Pergola making a nice seating area. To the side there



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

is a further lawned area with flower borders and bench to catch the evening sun. At the rear there is a private lawned garden with access to the under house storage and a gravelled seating area ideal for outdoor entertaining. There is access round both sides of the property and a driveway to the front and side of the garage provides off road parking for at least two vehicles.

Underhouse Storage

An extremely useful space which extends to the majority of the whole ground floor footprint. Please note headroom is restricted.

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 the four main carriers. 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.

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



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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Ground Floor



First Floor

Total Area: 214.9 m² ... 2313 ft²

All measurements are approximate and for display purposes only.

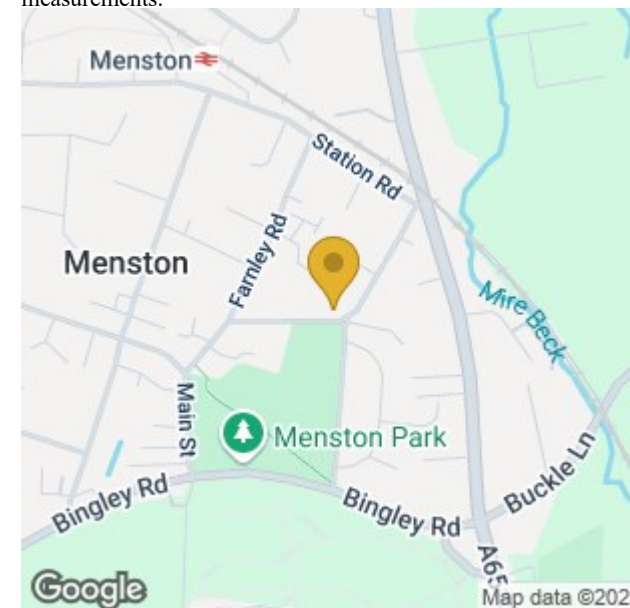
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

SHANKLAND
BARRACLOUGH
 ESTATE AGENTS