



# 26 MOORFIELD AVENUE MENSTON LS29 6HB

**Asking price £310,000**

## FEATURES

- Attractive Semi-Detached In A Popular Residential Cul De Sac
- Sitting Room With Bay Window And Conservatory Onto Rear Garden & Separate WC
- Three Good Sized Bedrooms And Shower Room
- Close To Local Amenities, Schools And Transport Links
- Ideal Opportunity For A Variety Of Purchasers
- With The Advantage Of Having No Onward Chain De Sac
- Dining Area With Adjoining Kitchen With Scope To Create A Dining Kitchen
- South West Facing Rear Garden With Patio
- Freehold / EPC Rating D / Council Tax Band D
- Within Walking Distance of Menston Village Centre



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# Attractive 3 Bedroomed Semi-Detached 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 and secondary 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 Hall

With a double glazed entrance door and side screen, window, radiator and stairs up to the first floor having a useful understairs storage cupboard.

#### Sitting Room 12'9" x 11'8" (3.89m x 3.56m)

An attractive sitting room enjoying a bay window to the front elevation with radiator and a fitted gas fire having a wooden surround. Archway into:

#### Dining Area 9'1" x 9'1" (2.77m x 2.77m)

Adjoining the kitchen with scope to create a dining kitchen subject to the necessary approvals, with radiator and sliding doors into:

#### Conservatory 14'7" x 5'10" (4.45m x 1.78m)

A terrific addition enjoying a pleasant outlook over the southwest facing garden with a tiled floor and door to the rear elevation.

#### Separate W.C

With a low suite w.c, pedestal wash basin and window to the rear elevation.

#### Kitchen 8'11" x 8'10" (2.72m x 2.69m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset one and a half bowl

stainless steel sink unit with mixer tap, integrated electric oven with a four ring gas hob having an extractor over. Plumbing for an automatic washing machine, dishwasher and space for a further under counter appliance. Doors into both the dining area and conservatory, recessed spotlights, radiator and window to the side elevation.

### First Floor

#### Landing

With access to the roof void, linen cupboard and window to the side elevation.

#### Bedroom 1. 11'1" x 10'9" (3.38m x 3.28m)

A good sized double bedroom with a range of fitted wardrobes, radiator and window to the rear elevation.

#### Bedroom 2. 10'11" x 9'11" (3.33m x 3.02m)

Another generous double bedroom again having fitted wardrobes, radiator and window to the front elevation.

#### Bedroom 3. 7'10" x 7'0" (2.39m x 2.13m)

A single bedroom which would also be ideal as an office for those working from home having a bulkhead cupboard, fitted bookshelves, radiator and window to the front elevation.

#### Shower Room

With a white three piece suite comprising a low suite w.c, pedestal wash basin and tiled shower stall. Part tiled walls, central heating boiler, radiator and windows to the side and rear elevation.

#### Outside

To the front of the property there is a large flower border housing mature shrubs and plants whilst to the rear there is a southwest facing low maintenance garden having a garden shed, outside tap, gravelled area and flagged patio. A block paved driveway provides off road parking for at least two cars to the front and side of the property.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### 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 is available to three of the four main carriers (EE, Three & O2). For further information please refer to:  
<https://checker.ofcom.org.uk>

### Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band D. 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.

### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### 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.



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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.

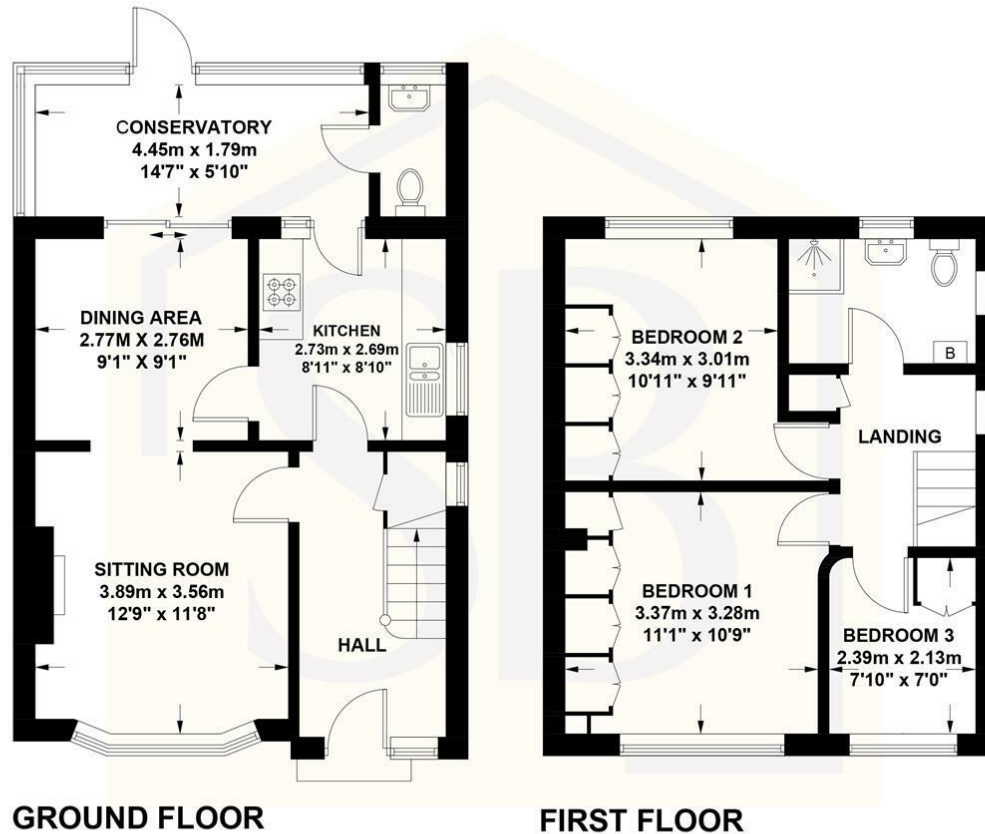
### **Please Note**


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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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) <b>A</b>	<b>66</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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.



Call us on 01943 889010  
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