



LINDEN LEA MOOR LANE MENSTON LS29 6AP

Asking price £575,000

FEATURES

- Rare Opportunity To Purchase This Terrific Detached Bungalow
- Conveniently Situated Close To Local Amenities & Transport Links
- Spacious Sitting Room With Sliding Doors Out To The Garden
- Two Large Double Bedrooms & House Bathroom
- Long Private Driveway With Off Road Parking
- Superb Private & South Facing Lawned Garden With Flagged Patio
- Useful Entrance Porch & Welcoming Entrance Hall
- Dining Room, Breakfast Kitchen, Utility Room & Cloakroom
- Freehold / EPC Rating D / Council Tax Band G
- Now In Need Of Modernisation With Terrific Potential



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Detached Bungalow On A 1/4 Acre Plot With South Facing Garden

A rare opportunity which is certainly not to be missed! If you are an investor or looking for a home to put your own stamp on, this three bedroomed detached bungalow could be for you.

Standing on approximately a quarter of an acre and enjoying a delightful and private south facing lawned garden with attractive stone patio, the property which is now in need of modernisation is situated just off the Menston's main street and is within easy access Menston's local amenities and transport links. Accessed via a private gated driveway which leads round to the rear and opens up to provide off road parking for numerous vehicles with a detached garage and two garden sheds being situated at the top of the drive.

Entering the property through a useful entrance porch, there is a welcoming entrance hall with room for a desk and a large sitting room which enjoys sliding doors out to the south facing rear garden. The breakfast kitchen has an extensive range of cupboards and drawers with the utility room and cloakroom off.

There are two spacious double bedrooms both with fitted wardrobes, further bedroom with dual aspect and the house bathroom has a three piece suite. A lovely conservatory is accessed externally to enjoy the beautiful rear garden with a vegetable plot, greenhouse and garden shed ideal for those wanting to grow their own vegetables.

To arrange your appointment to view, please contact Shankland Barraclough Estate Agents in Otley.

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 very useful double glazed entrance porch providing an ideal space for coats and shoes.

Entrance Hall

A welcoming and spacious entrance hall having a recessed cloaks cupboard, picture rail, ceiling cornice and radiator. Laddered access up to the roof void.

Sitting Room 16'11" x 16'0" (5.16m x 4.88m)

A large reception room enjoying a dual aspect with two feature stained glass windows to the side elevation and sliding doors out to the south west facing garden. Brick fireplace housing a living flame gas fire, ceiling cornice, two wall light points and radiator.

Breakfast Kitchen 22'3" x 9'10" (6.78m x 3.00m)

With an extensive 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 an extractor over. Space for a freestanding fridge/freezer as well as a breakfast table and chairs, two radiators, part tiled walls and windows to the front and side elevation. Door into:

Utility Room

With plumbing for an automatic washing machine, base and wall cupboard, inset stainless steel sink with cloakroom off. Window and door to the side elevation.

Cloakroom

With a low suite w.c. and window to the front elevation.

Bedroom 1. 16'2" x 15'8" (4.93m x 4.78m)

A terrific principal bedroom having fitted wardrobes with over head cupboards and dressing table, ceiling cornice, two radiators and window to the rear elevation into the conservatory.

Bedroom 2. 15'11" x 13'5" (4.85m x 4.09m)

Another generously sized double bedroom with fitted wardrobes to both sides, ceiling cornice, radiator and windows to both the side and rear elevation.

Bedroom 3. 13'5" x 9'11" (4.09m x 3.02m)

Another good sized bedroom again enjoying a dual aspect with windows to the side and front elevation. Fireplace with electric fire, ceiling cornice, two wall light points and radiator.

Bathroom

With a three piece suite comprising a panelled bath, vanity unit and low suite w.c. Fully tiled walls, radiator and window to the front elevation.

Conservatory

Accessed from the garden only, this delightful room enjoys a wonderful outlook on the rear garden and is an ideal space to enjoy those sunny afternoons.

Outside

Standing on a superb plot of approximately a quarter of an acre, the property enjoys a beautiful south facing garden predominantly lawned garden with flower borders housing mature shrubs and plants. A stone flagged patio provides a lovely space for outdoor entertaining with a vegetable plot, greenhouse and garden shed situated to the side of the property. The property is accessed via a long private



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tarmacadam gated drive which opens up to provide off road parking for numerous vehicles. At the top of the drive is a detached garage with two further gardens sheds providing useful storage.

Detached Garage

At the top of the drive there is a detached garage with up and over door. Please note that there has been structural movement to the garage so is likely to now require re-building.

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 Superfast Broadband up to 105 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers (O2, Three and EE). For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band G. 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: 130.9 m² ... 1409 ft² (excluding conservatory)

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
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

E: info@shanklandbarracough.co.uk

W: www.shanklandbarracough.co.uk

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