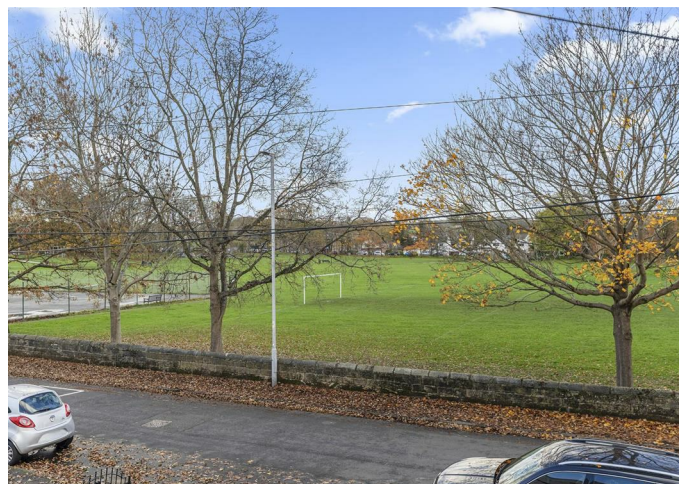




86 LEATHLEY AVENUE MENSTON LS29 6DN Asking price £425,000

FEATURES

- Beautifully Presented Semi-Detached Family Home
- Elegant Sitting Room With Attractive Log Burning Stove & Bow Window
- Three Good Sized Bedrooms & House Bathroom With Three Piece Suite
- Entrance Vestibule, Downstairs W.C & Useful Utility Cupboard
- Short Stroll From Menston Village Centre With Its Amenities & Transport Links
- Superb Open Outlook Overlooking Menston Park
- Modern Kitchen With Adjoining Dining Room Making A Great Social Space
- Driveway For Numerous Cars & Single Detached Garage With Light & Power Suite
- Freehold / Council Tax Band C / EPC Rating D
- Turn Key Property Ideal For Couples, Families & Downsizers Alike



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BARRACLOUGH**
ESTATE AGENTS

Beautiful 3 Bedroom Semi-Detached Overlooking Menston Park

Situated in an extremely popular area of Menston, this beautifully presented semi-detached family home offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families seeking a welcoming environment.

As you enter, you are greeted by an elegant sitting room, featuring an attractive log burning stove that creates a warm and inviting atmosphere, ideal for cosy evenings in. The modern kitchen, which seamlessly adjoins the dining room, provides a fantastic social space for family gatherings and entertaining friends. The open layout ensures that the heart of the home is both functional and stylish.

One of the standout features of this property is the superb open outlook overlooking Menston Park, allowing for a serene and picturesque view from your home. This tranquil setting is perfect for those who appreciate nature and the outdoors.

Additionally, the property boasts parking for at least two vehicles and a detached single garage, providing convenience for families or guests. Located just a short stroll from Menston village centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and schools, making it an ideal location for family living.

In summary, this semi-detached house on Leathley Avenue is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family home. Don't miss the chance to make this delightful property your own and contact Shankland Barraclough today to arrange a viewing.

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 Vestibule

With a composite entrance door, radiator, stairs up to the first floor and window to the side elevation.

Sitting Room 15'1" x 14'6" (4.60m x 4.42m)

An elegant light and airy reception room with a feature wood burning stove having a stone hearth. Radiator and bow window to the front elevation enjoying an attractive outlook over Menston Park.

Kitchen 14'4" x 7'10" (4.37m x 2.39m)

A modern kitchen with a range of base and wall units incorporating cupboards, drawers, concealed lighting and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl sink with mixer tap and integrated Smeg gas range oven with extractor over, fridge and dishwasher. Recessed spotlights, tiled floor, radiator and opening into:

Dining Room 13'5" x 8'7" (4.09m x 2.62m)

An additional reception room off the kitchen with plenty of room for a table and chairs. Radiator, tiled floor, two windows, to the rear elevation and door to the side elevation.

Inner Hall

With tiled floor, door to the side elevation and useful understairs cupboard with plumbing for an automatic washing machine and gas fired central heating boiler.

Cloakroom

With a low suite w.c and wash basin with cupboard under. Heated towel rail, tiled walls and floor and window to the rear elevation.

First Floor

Landing

With laddered access to the boarded roof void with drop down ladder and window to the side elevation.

Bedroom 1. 11'8" x 11'3" (3.56m x 3.43m)

A generous double bedroom with an extensive range of wardrobes, radiator and window to the front elevation enjoying a superb open outlook onto Menston Park.

Bedroom 2. 11'1" x 9'1" (3.38m x 2.77m)

Another good sized double bedroom with fitted wardrobes, radiator and window to the rear elevation.

Bedroom 3. 8'7" x 7'10" (2.62m x 2.39m)

A comfortable single bedroom which could also be used as an offer for those working from home with radiator and window to the rear elevation.

Bathroom

With a white three piece suite comprising a panelled bath shower attachment and fixed rainfall shower, low suite w.c and pedestal wash hand basin. Fully tiled walls and floor, heated towel rail, recessed spotlights and window to the front elevation.

Outside

To the front of the property there is a lawned area with driveway providing off road parking for at least 2 cars. Situated at the top of the driveway is a single detached garage with an up and over door, light and power. An enclosed astro-turfed garden to the rear provides space for children to play and outdoor entertaining, an ideal area for a family to enjoy.



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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 the four main carriers. For further information please refer to:

<https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band C. 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.

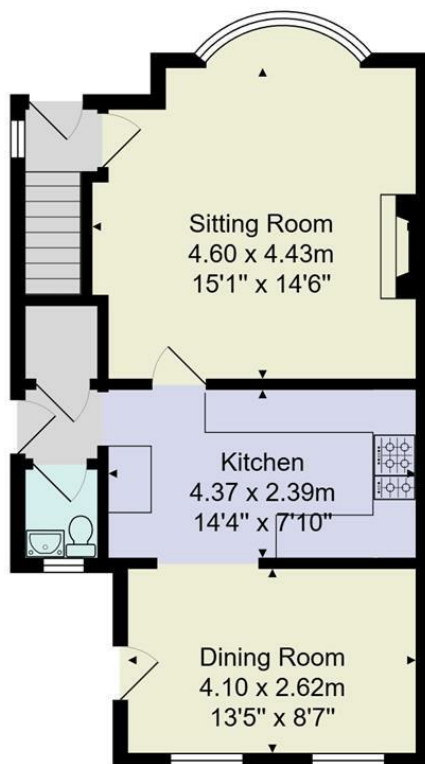
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

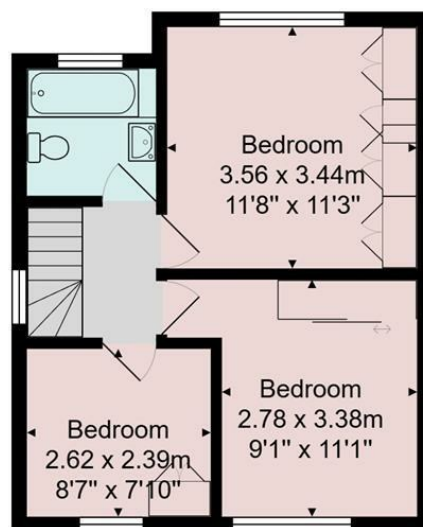
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

Total Area: 87.5 m² ... 942 ft²

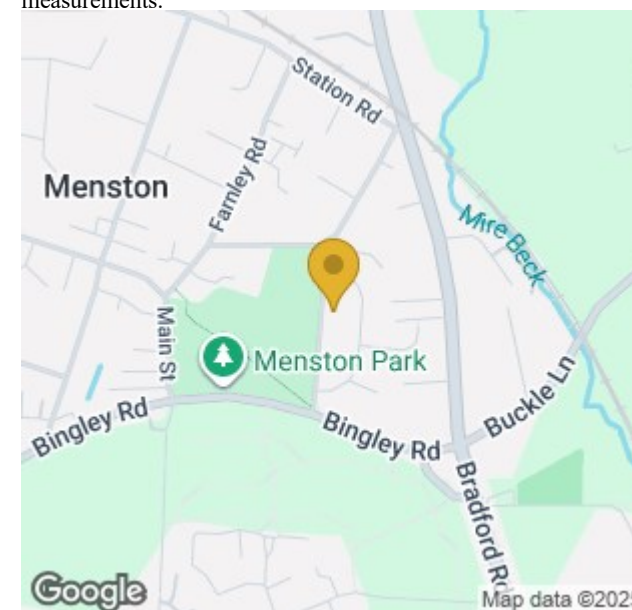
All measurements are approximate and for display purposes only.

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		83
(69-80) C		
(55-68) D	66	
(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
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