



**Robin Lane, Menston Ilkley LS29 6RZ**



**welcome to**

**Robin Lane, Menston Ilkley**

A beautifully presented mid-terrace house featuring three double bedrooms, modern and stylish throughout. Located in the highly sought-after Menston Village, this property boasts spacious rooms, three bathrooms, and a home office. Additionally, it benefits from approx 8 years remaining on the NHBC.



## Menston

Menston Village is a highly sought-after area nestled between Guiseley and Burley in Wharfedale, approximately 11 miles from Leeds City Centre and about 5 miles from Ilkley. The village offers a selection of shops and pubs, with a broader range of amenities available in nearby Guiseley, just a short bus ride or drive away. Menston Train Station provides convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The village is also within the catchment area for several well-regarded primary and secondary schools, making it perfect for families. Surrounded by picturesque countryside, Menston offers pleasant walks and ample green space.

### Ground Floor

#### Entrance Hall

Enter from the front into the welcoming hallway with a storage cupboard, access to the guest wc and stairs leading to the first floor.

#### Guest Wc

Always useful to have in a busy family home with a tiled floor, wc and pedestal wash hand basin.

#### Lounge

15' 6" Max x 10' 5" Max ( 4.72m Max x 3.17m Max )

A spacious bright and airy room with a media wall and fully glazed patio doors leading out to the garden.

#### Kitchen/Diner

17' 7" Max x 8' 6" Max ( 5.36m Max x 2.59m Max )

A modern and stylish kitchen offering a good range of wall and base units, work surfaces incorporating a sink, drainer and gas hob with extractor fan above. Integrated appliances include an oven, dishwasher, fridge freezer and there is space for a washing machine. The dining area has ample space for a table and chairs and a bay window to the front allows a good amount of natural light to flow through.

### First Floor

#### Landing

The stairs rise from the hallway onto the landing with doors to two double bedrooms, bathroom and stairs leading to the second floor.

#### Bedroom One

15' 5" Into wardrobes x 9' 3" Max ( 4.70m Into wardrobes x 2.82m Max )

A double bedroom positioned to the rear elevation with fitted wardrobes and access to en suite facilities.

#### En Suite

A modern and stylish en suite, fitted with a three piece suite comprising of a shower cubicle, wall mounted wash hand basin and wc.

#### Bedroom Two

11' 9" Max x 8' 5" Max ( 3.58m Max x 2.57m Max )

A double bedroom positioned to the front elevation with fitted wardrobes.

#### Bathroom

A modern bathroom with tiling to splash areas, fitted with a three piece suite comprising of a bath, wall mounted wash hand basin and wc.

### Second Floor

#### Bedroom Three

15' 6" Max x 12' 11" Max ( 4.72m Max x 3.94m Max )

A spacious double bedroom positioned to the front elevation with space for free standing furniture and access to en suite facilities.

#### En Suite

A modern en suite fitted with a three piece suite comprising of a shower cubicle, wall mounted wash hand basin and wc.

#### Office/Storage Room

6' 9" Max x 5' 9" Max ( 2.06m Max x 1.75m Max )

Currently used as an office but also great for storage depending on buyers needs.

#### Outside

To the front of the property there is a double driveway providing off street parking with an EV

charging point. There is a low maintenance garden to the rear with astro turf and a paved seating area leading off the lounge. Fenced borders provide a good deal of privacy.



**view this property online** [williamhbrown.co.uk/Property/YEA107040](http://williamhbrown.co.uk/Property/YEA107040)



**welcome to**

## **Robin Lane, Menston Ilkley**

- MODERN & STYLISH THROUGHOUT
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS
- DOUBLE DRIVEWAY WITH EV CHARGING POINT
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in the region of

**£395,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YEA107040](https://www.williamhbrown.co.uk/Property/YEA107040)



Property Ref:  
YEA107040 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**