

# Park Row



**West Chevin Road, Menston, Ilkley, LS29 6BE**

**Offers Over £900,000**



**STUNNING VIEWS\*\*STONE BUILT PROPERTY\*\* FOUR BEDROOMS ALL WITH EN-SUITES \*\*AMPLE OFF STREET PARKING.** This lovely property is situated in Menston and briefly comprises: entrance hallway, ground floor w.c., open plan kitchen/diner, living room, inner hallway, utility, boot room and porch to the ground floor. To the first floor is the master bedroom suite with en-suite and a further three bedrooms all with en-suite shower rooms. The property also benefits from cellar rooms and garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND POSITION OF THIS STUNNING PROPERTY. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**



## GROUND FLOOR ACCOMMODATION

### Entrance

Composite entrance door with double glazed frosted panels to the top half leads to into:

### Entrance Hallway

Timber effect tiled flooring with underfloor heating, uPVC double glazed window to the side elevation, ceiling downlighters and doors leading off.

### Ground Floor W.C



Having a white suite comprising: high flush w.c in white and vanity wash hand basin with traditional style chrome mixer tap over with storage beneath. Tiled to ceiling height to all walls, uPVC double glazed frosted window to the side elevation and ceiling downlighters.

### Open Plan Kitchen Diner

25'11" x 19'10" (7.90m x 6.06m )



With base and wall units in a grey wood grain effect finish with iron effect handles and solid granite worktops with matching upstands. 'Belfast' sink with brushed steel mixer

tap over. space and electric supply for freestanding range with a 'Smeg' extractor fan above with built-in downlighters. Integrated dishwasher, fridge and freezer. Central island with breakfast bar and wine storage. Exposed beams to the ceiling, ceiling downlighters and timber effect tiled flooring with underfloor heating. Multi-fuel heater with a stone surround and matching raised hearth. Two uPVC double glazed windows to the front elevation and two UPVC double glazed windows to the side elevation with far reaching views. Composite stable door with double glazed panel to the top half giving access to the side. Door leading to:





giving access to the first floor accommodation, access to cellar and doors leading off.

**Utility**

7'6" x 5'10" (2.30m x 1.78m)



Having wall units in grey wood grain effect finish with decorative iron effect handles. Roll top laminated worktops and plumbing for automatic washing machine, space for fridge and freezer, timber effect tiled floor with underfloor heating.



**Boot Room**

5'7" x 4'5" (1.72m x 1.37)

(Can also be accessed via initial entrance hallway). Having timber effect tiled flooring.

**Living Room**

17'8" x 13'6" (5.39m x 4.14m)



**Inner Hallway**

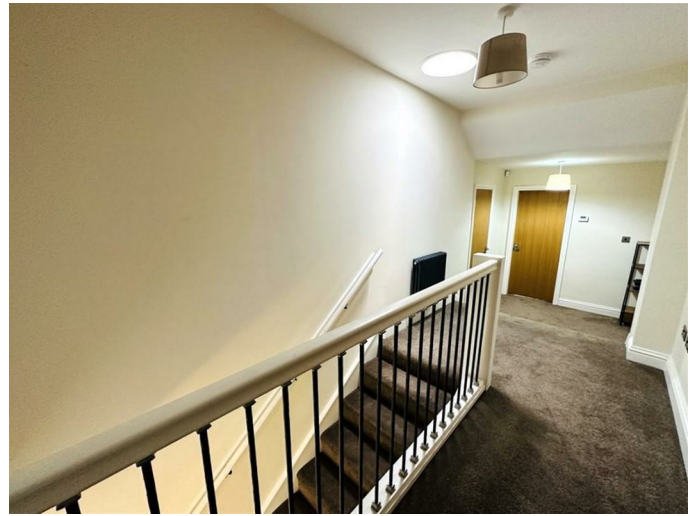
uPVC double glazed window to the side elevation, stairs



Substantial exposed stone fireplace with 'Yorkshire' stone raised hearth housing multi-fuel burner in a cast iron finish. UPVC double glazed window to the side elevation and uPVC double glazed window to the rear elevation. Central heating radiator, exposed beams to ceiling.



## Landing



With timber balustrade and steel spindles. Tunnel light, traditional style central heating radiator, access to the loft and built-in storage cupboard. Doors leading off.



## Rear Entrance Porch

4'4" x 3'10" (1.33m x 1.19m )

uPVC double glazed window to the side elevation and composite entrance door with two double glazed panels. Tiled flooring.

## FIRST FLOOR ACCOMMODATION



## Master Bedroom Suite

17'8" x 12'9" (5.39m x 3.91m )



Exposed beams to the ceiling, Triple wardrobe with sliding doors, two in a white finish and a 3rd in a mirrored finish providing double hanging, hanging and shelved storage space. Power for two wall lights and ceiling downlighters. uPVC double glazed window to the front elevation and two further uPVC double glazed windows to the side elevation with far reaching views over open fields all with bespoke fitted shutters. Central heating radiator and television point.



## En-Suite Bathroom

9'8" x 7'0" (2.96m x 2.14m)



Having a modern white suite comprising: corner bath with traditional style chrome mixer taps over and integrated shower attachment. Walk-in shower cubicle housing mains shower with chrome fittings and glass sliding door. Low flush w.c and pedestal wash hand basin with traditional style chrome mixer taps over. The bathroom is tiled to ceiling height to all walls, ceiling mounted electric extractor fan and ceiling downlighters. Modern central heating radiator and ceramic tiled flooring. uPVC double glazed frosted window to the front elevation.



**Bedroom Two**  
 18'9" x 11'10" (5.73m x 3.63m )



Fitted double wardrobe with sliding doors in a white finish, providing hanging and shelved storage space. Television point, uPVC double glazed windows to the side elevation with far reaching views and uPVC double glazed window to the rear elevation all with bespoke fitted shutters. Fitted three drawer dressing table in a timber effect finish with white drawer with decorative handles. Door leading to:



**En-Suite Shower Room**  
 5'10" x 5'2" (1.79m x 1.60m )



With modern white suite comprising: moulded sink with

storage cupboard beneath in a wood grain effect finish with brushed steel handles. Close coupled w.c with concealed cistern and corner shower housing mains shower with chrome fittings. Ceiling mounted electric mains extractor fan and ceiling downlighters. UPVC double glazed window to the side elevation, chrome heated towel rail and ceramic floor tiling. Tiled to ceiling height to all walls.

### Bedroom Three

14'7" x 8'9" (4.45m x 2.69m )



Having fitted bedroom furniture comprising: double wardrobe with sliding door in a white finish providing hanging and shelved storage space. Three drawer unit with white drawer fronts and brushed steel handles and timber effect surround. Matching two drawer bedside cabinet and further dressing table with pull out drawer. uPVC double glazed window to the side elevation. Television point and central heating radiator. Door leads through to:



### En-Suite Shower Room

6'7" x 4'11" (2.03m x 1.52m)



Having a modern white suite comprising: quadrant shower cubicle with mains shower and chrome fittings. Moulded wash hand basin with chrome mixer tap over storage beneath in a wood grain effect finish with brushed steel handles and low flush wc. with concealed cistern. UPVC double glazed frosted window to the side elevation. Tiled to ceiling height to all walls including built-in mirror. Ceiling mounted electric extractor fan, ceiling downlighters, ceramic floor tiles and chrome heated towel rail.

## Bedroom Four

14'7" x 8'11" (4.45m x 2.73m )



uPVC double glazed window to the front elevation and door leading to:



## En-Suite Shower Room

5'6" x 5'4" (1.69m x 1.64m )



Having quadrant shower cubicle housing mains shower with chrome fittings. Vanity wash hand basin with chrome mixer tap over with storage beneath in a wood grain effect finish with chrome knobs. Low flush w,c with concealed cistern and chrome heated towel rail. Ceiling downlighters, electric extractor fan. Tiled to ceiling height to all walls including ceramic floor tiles.

## CELLAR

### Cellar One

13'3" x 10'10" (4.06m x 3.31m )

(Accessed from the house)

With stone steps leading down to the cellar.

## EXTERIOR

### Front And Side

Enclosed with stone walling with pedestrian wrought iron access gate. Multi level lawned area, flagged pathway gives access to the front door and stone patio areas. Water feature, decorative pebbled areas. Flagged pathway leads around the side of the property where there is further lawned area and further pedestrian access gate and steps lead up to a further flagged seating area and raised flowerbeds. Outside power point and log storage. Tarmac off street parking area for multiple vehicles.



## Rear



Integral garage with electrically operated roller shutter door.



### Garage

24'6" x 8'9" (7.48m x 2.67m)

With a mezzanine level which is approximately half of the garage floor space. Corridor lead down to:

### Cellar Two

12'2" x 11'1" (3.72m x 3.40)

(Accessed from outside the property)

With lockable door.

### MAKING AN OFFER.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.



We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### **MEASUREMENTS.**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### **OPENING HOURS.**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

### **TENURE, LOCAL AUTHORITY AND TAX BANDING**

Tenure: Freehold

Local Authority: Bradford Council

Tax Banding: G

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains

Gas: LPG

Sewerage: Mains

Water: Mains

Broadband: Superfast

Mobile: 5G

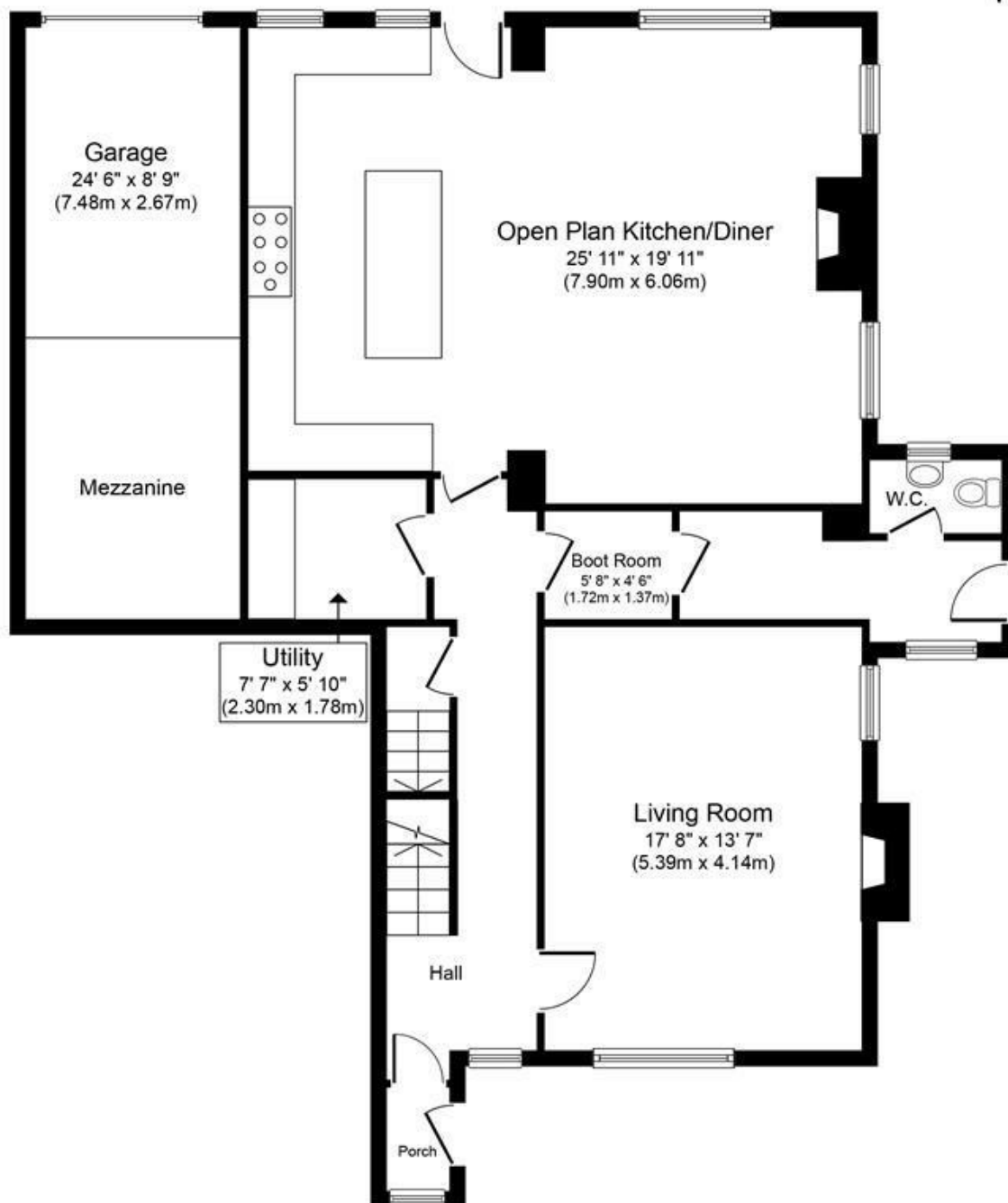
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **VIEWINGS.**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will

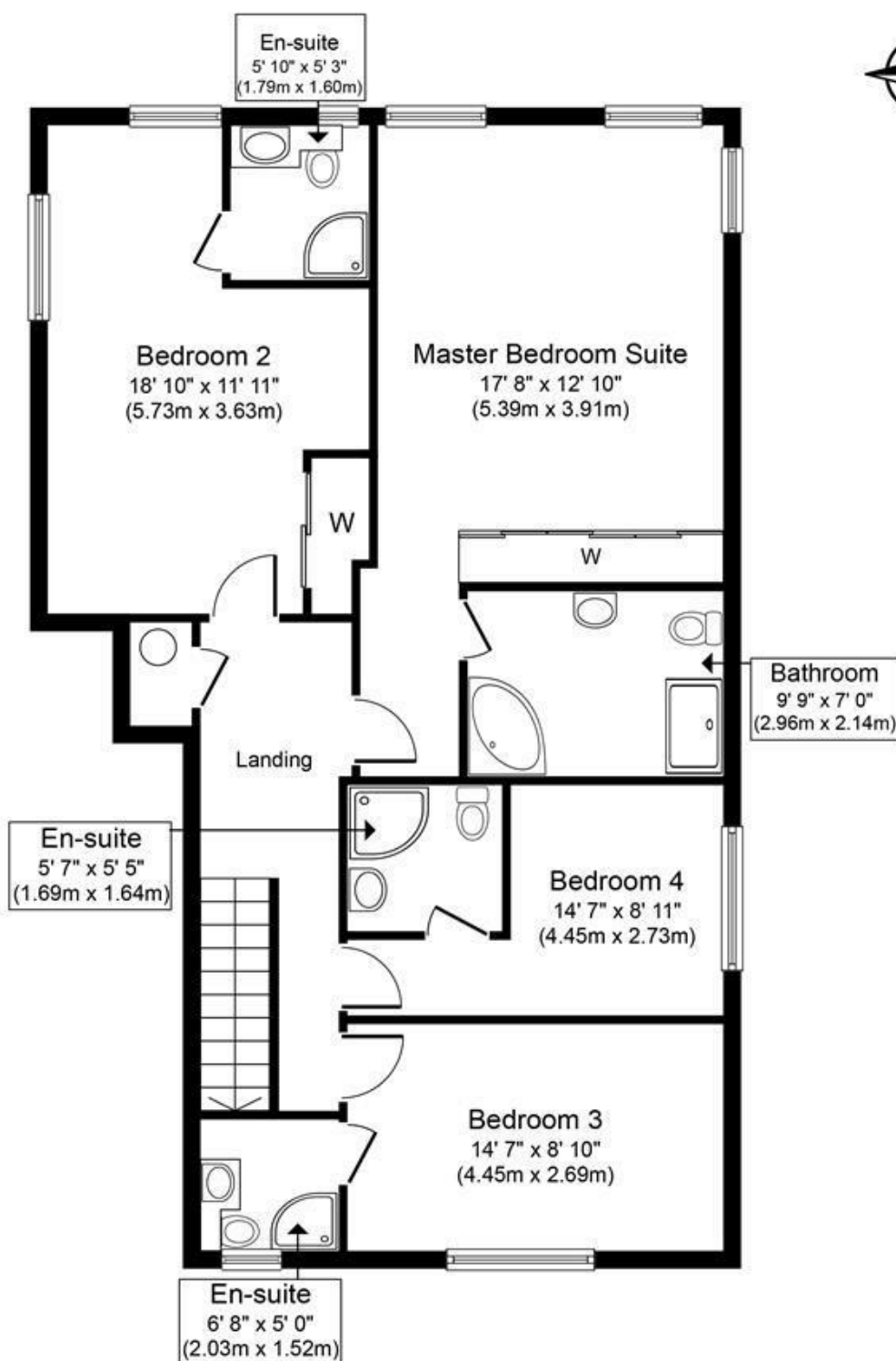
be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**1,281 sq. ft.**  
**(119.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

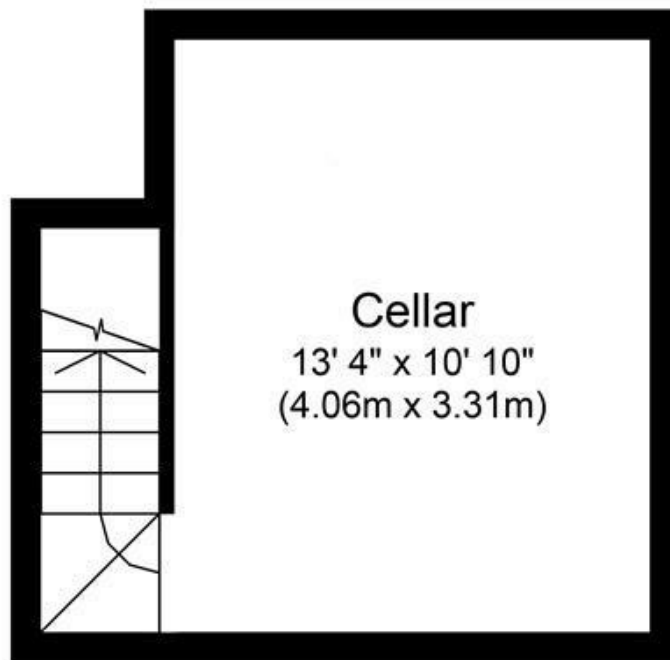
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**First Floor**  
**Approximate Floor Area**  
**967 sq. ft.**  
**(89.9 sq. m.)**

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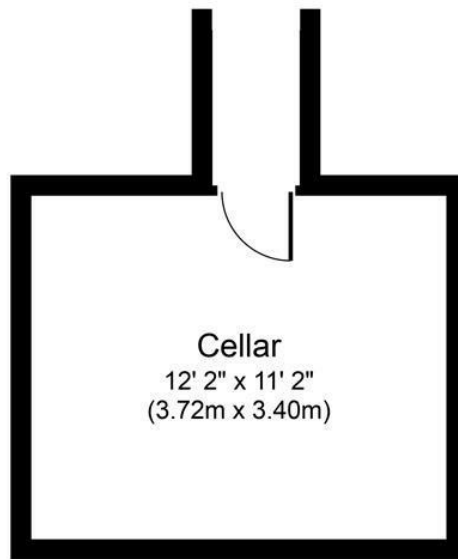


**Cellar**  
13' 4" x 10' 10"  
(4.06m x 3.31m)

**Cellar**  
**Approximate Floor Area**  
**165 sq. ft.**  
**(15.3 sq. m.)**

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Cellar  
Approximate Floor Area  
166 sq. ft.  
(15.4 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC