

# Park Row



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

**Offers Over £700,000**



CURRENTLY USED AS THE COMMUNAL AREAS OF THE GUEST HOUSE\*\* PRESENTLY FITTED WITH A COMMERCIAL KITCHEN\*\* PLANNING PERMISSION TO BE CONVERTED TO RESIDENTIAL PROPERTY. This stone build property has planning permission to be converted to a house with dining kitchen, living room, bathroom, garage/storage area and guest suite to the ground floor. To the first floor are a further three bedrooms and two en-suites. There is also an option to buy additional extensive land with this property if required. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LOCATION OF THE PROPERTY. (We do have some current internal photos of the existing property. If required please contact the office)



## Ground Floor Accommodation

### Entrance Porch

(3.06m<sup>2</sup>)

With windows to the North and South elevations and further door leading into:

### Entrance Hallway

(10.53 m<sup>2</sup>)

With stairs leading to the first floor accommodation, further door leading to the East elevation and doors leading off.

### Inner Hallway

(7.06 Sq.m)

With window to the West elevation and doors leading off.

### Bathroom

(7.6 Sq.m)

To be fitted out as required, with windows to the East elevation.

### Boiler Room

(4.62 Sq.m)

### Kitchen Diner

(37.59 Sq.m)

To be fitted out as required, with two windows to the West elevation and stairs leading to the first floor accommodation. Door leading to storage cupboard.

### Living Room

(38.51 Sq.m)

With windows to the West elevation, two to the East elevation and two to the North elevation.

## GARAGE/STORAGE

### GARAGE/ STORAGE ROOM

(19.07 Sq.m)

Accessed via the rear courtyard. With door leading to electric room and utility rooms.

### Electric Room

(2.29 Sq.m)

With door leading to:

### Utility Room

(1.55 Sq.m)

Window to the South elevation.

## GUEST SUITE

### Entrance

Accessed via rear courtyard. With entrance door leading into:

### Entrance Hallway

(2.08 Sq.m)

Door leading into:

## Guest Bedroom

(15.52 Sq.m)

With windows to North and South elevations and one to the East elevation. Further door leads to:

### En-Suite

(3.58 Sq.m)

To be fitted out as required, with window to the North elevation

## FIRST FLOOR ACCOMMODATION

### Central Landing

With 'Velux' style window and doors leading off.

### Bedroom Two

(21.04 Sq.m)

With two windows to the East elevation and one to the West elevation. Door leading to:

### En- Suite

(3.48 Sq.m)

To be fitted as required with window to the East elevation.

### Upper Lobby

(4.21 Sq.m)

With 'Velux' style window and door leading off.

### Master Bedroom

(23.82 Sq.m)

With windows to the West elevation and East elevations and a further two windows to the North elevation with outstanding views. Door leading into:

### En-Suite Bathroom

(7.45 Sq.m)

To be fitted out as required, with window to the East elevation.

### Kitchen Landing

(5.94 Sq.m)

With door leading to:

### Bedroom Three

(17.01 Sq.m)

With window to the South Elevation and 'Velux' style window.

## EXTERIOR



## Front



Steps lead up to a Lawned garden area with path leading to the front door and open views.

## Rear

Courtyard area



## HEATING AND APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## 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: To be confirmed

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

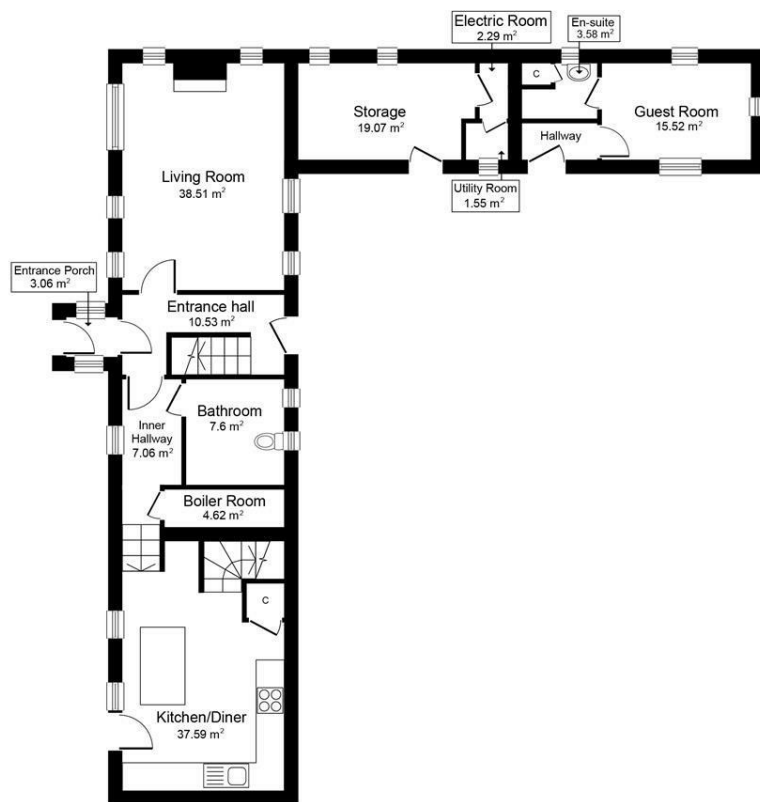
Broadband: Superfast  
Mobile: 5G

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.**

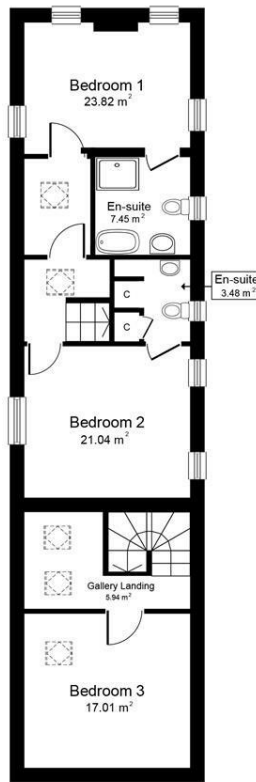
Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Ground Floor**  
**Approximate Floor Area**  
**1624 sq. ft.**  
**(150.9 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**  
**847 sq. ft.**  
**(78.7 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 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
49-54 <b>E</b>		49-54 <b>E</b>	
41-48 <b>F</b>		41-48 <b>F</b>	
31-40 <b>G</b>		31-40 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC