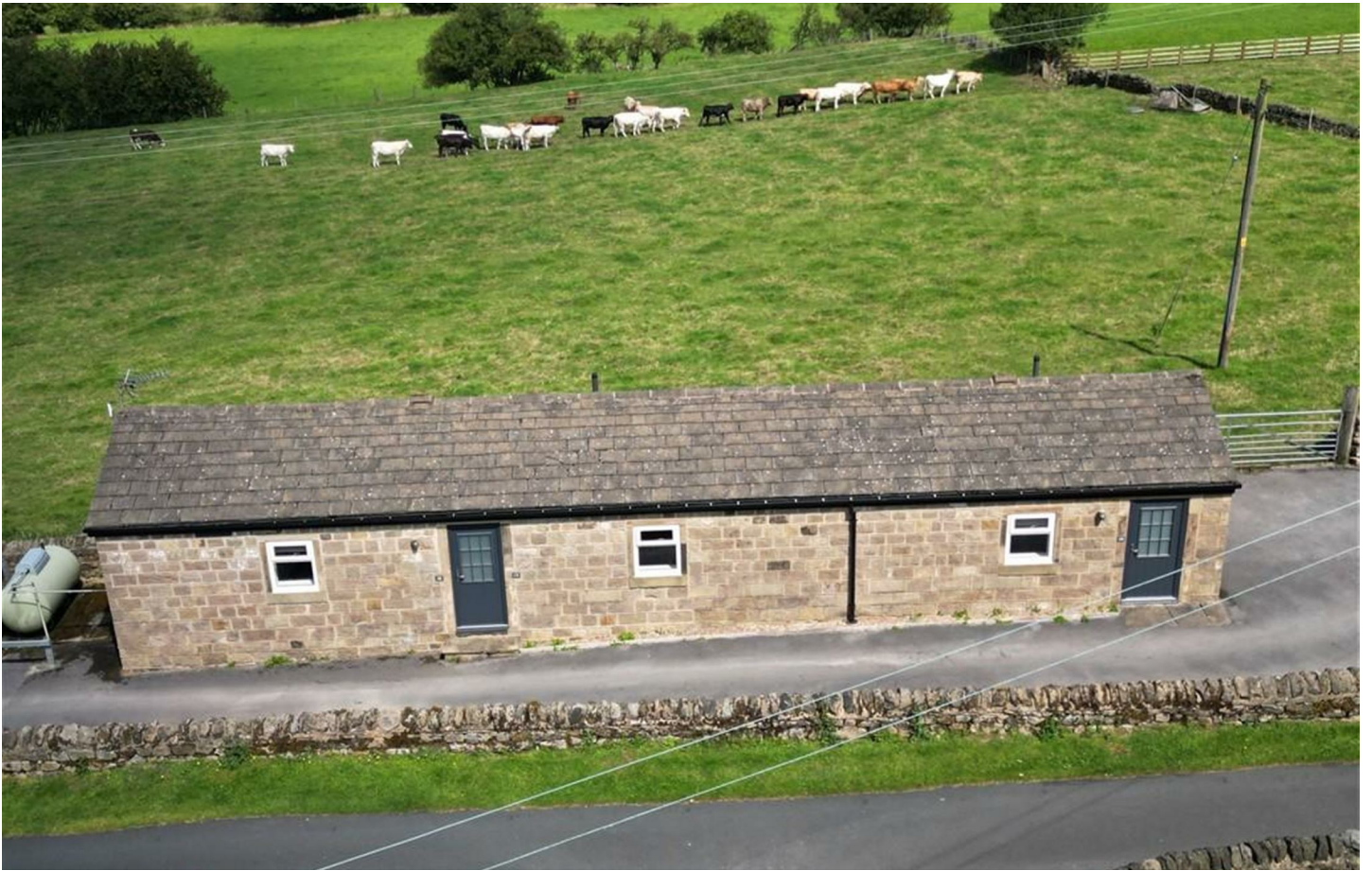


Park Row



West Chevin Road, Menston, Ilkley, LS29 6BE

Offers Over £300,000



PLANNING PERMISSION GRANTED FOR ONE BEDROOM HOLIDAY LET**ONE BEDROOM BUNGALOW**
STUNNING VIEWS OVER OPEN FIELDS** IDYLIC LOCATION. Situated in Menston this property is currently used as part of a Guest House but has planning to be converted to a one bedroom holiday let bungalow comprising: kitchen/living room, guest cloak room, bedroom with en-suite and boiler room. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY. (We do have some current internal photos of the existing property. If required please contact the office)



GROUND FLOOR ACCOMMODATION

Entrance

Door leading into:

Kitchen/Living Room

(36.35 Sq.m)

To be fitted out as required, With two windows to the South West elevation and one to the North East elevation and further doors leading out to the rear. Further doors leading off.

Guest Cloak Room

(3.19 Sq.m)

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

Boiler Room

(2.64 Sq.m)

Bedroom One

(13.53 Sq.m)

With Window to the South West elevation and doors giving access to the North East elevation. Further door leads to:

En-Suite

(3.24 Sq.m)

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

EXTERIOR

Outside Space

The property is accessed via a private tarmac driveway with off street parking space. To the rear is a raised decked area with metal and timber balustrade with are reaching views. there is also a triangular separate garden space which has herbaceous planting and enclosed to two sides with stone brick wall.





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

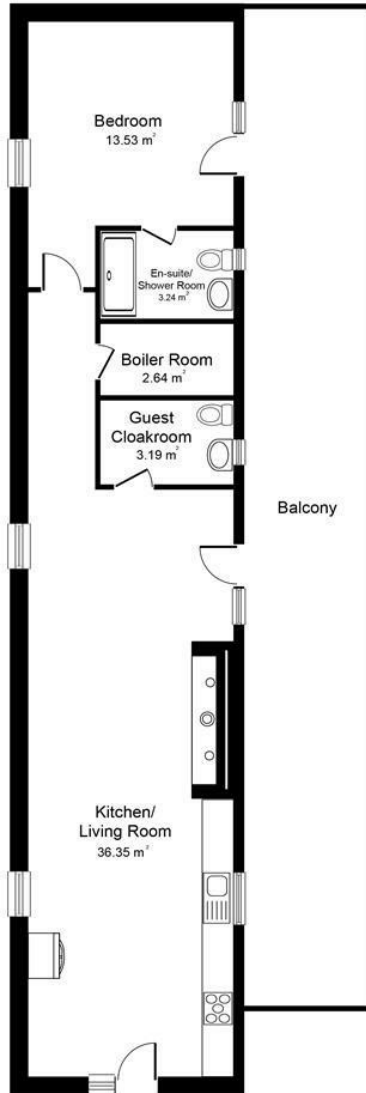
Mobile: 5G

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.



Approximate Floor Area
631 sq. ft.
(58.7 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-95% A		02-10% A	
81-91% B		11-15% B	
69-80% C		16-20% C	
55-68% D		21-25% D	
45-54% E		26-30% E	
35-44% F		31-35% F	
25-34% G		36-40% G	
Below 24% - All energy efficient - higher ranking costs		41-45% - All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC