



# 17 FARNLEY ROAD, MENSTON LS29 6JW

**Asking price £399,950**

## FEATURES

- Beautifully Presented Modern Three Bedroomed Semi Detached House
- Excellent Central Location, Within Easy Walking Of The Train Station, Shops And Park
- Smartly Appointed Kitchen With Fully Integrated Appliances Included
- Downstairs WC, First Floor Bathroom And An En-Suite To The Principle Bedroom
- Sitting Room With A Bay Having French Doors To The Fully Enclosed Rear Garden
- Neat Gardens To The Front And Fully Enclosed Rear
- Parking And Garage Providing Private Off Street Parking
- EPC Rating C / Tenure Freehold / Council Tax Band E



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ESTATE AGENTS

# 3 Bedroom House - Semi-Detached located in Menston

Centrally located on Farnley Road in the charming village of Menston, this semi-detached house offers a delightful blend of modern living and convenience. Built in 2014, the property spans an impressive 1,126 square feet and features three well-proportioned bedrooms, making it an ideal home for a variety of purchasers including families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy sitting room, which boasts French doors that open directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining guests or enjoying afternoons and evenings with family. The smartly appointed kitchen comes complete with integrated appliances, ensuring that meal preparation is both efficient and enjoyable.

The property also benefits from two modern bathrooms, including an en-suite to the principle bedroom, as well as a valuable downstairs cloakroom, providing convenience for both residents and visitors alike.

Situated in a great central location, this home is within easy walking distance of excellent amenities, including the local shops and the picturesque parkland. Additionally, the nearby train station is just a few minutes walk away and offers excellent transport links, making it easy to explore the surrounding areas or commute to work.

With parking available for two vehicles to the drive and the garage, this property combines practicality with modern comforts, making it a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in Otley.

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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Hallway

Via a composite outer door with a glazed inset, this welcoming hallway has a central heating radiator and the staircase to the first floor.

## Cloaks WC

Fitted with a smart modern two piece suite in white comprising a low level wc and a wash hand basin. Central heating radiator and a window.

## Sitting & Dining Room 19'5" maximum x 13'7" (5.92m maximum x 4.14m)

A lovely proportioned, light and airy reception room, having French doors to the bay which lead out to the garden. Further window to the side elevation, a deep storage cupboard and a central heating radiator.

## Kitchen 13'2" x 6' (4.01m x 1.83m )

Offering a comprehensive range of sleek modern fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes fully integrated appliances with a built in fridge-freezer, dishwasher and a washing machine, together with an electric oven, a microwave and hob with an extractor hood over. Central heating radiator and a window.

## First Floor Landing

Central heating radiator.

## Bedroom 2. 13'7" x 10'10" maximum (4.14m x 3.30m maximum)

Benefitting from built in wardrobes, two windows looking over the garden and a central heating radiator.

## Bedroom 3. 13'7" x 8'9" maximum (4.14m x 2.67m maximum)

Built in wardrobes, two windows and a central heating radiator.

## House Bathroom

A smart modern three piece suite that includes a bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by stylish tiled walls, a chrome central heated towel rail and a window to the side elevation.

## Second Floor

## Bedroom 1. 27' x 13'7" (8.23m x 4.14m)

A most fabulous proportioned principle bedroom having windows to both the front and rear, three central heating radiators and a built in cupboard.

## En-Suite

Fitted with a three piece suite in white comprising a shower cubicle, a wash hand basin and a low level wc. Complemented by tiling to the walls and floor, a chrome central heated towel rail and a window.

## Gardens, Garage & Parking

To the front is a neat gravelled footpath with stocked borders and a small shaped lawn. Moving around to the rear is a lovely fully enclosed private garden with a neat paved patio to a lawn with borders offering a selection of plants and trees. A personal door gives access in to the back of the garage. The garage has an up and over door to the front, light and power points. Driveway parking in front of the garage.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage



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### Council Tax

City of Bradford Metropolitan District Council Tax Band E. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

### 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 at various levels. 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>

### 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.

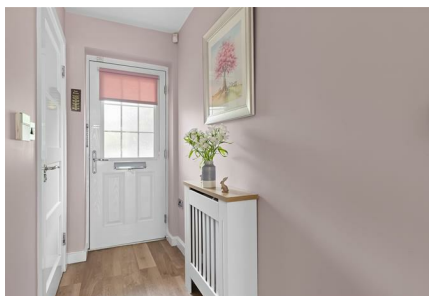
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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](mailto: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

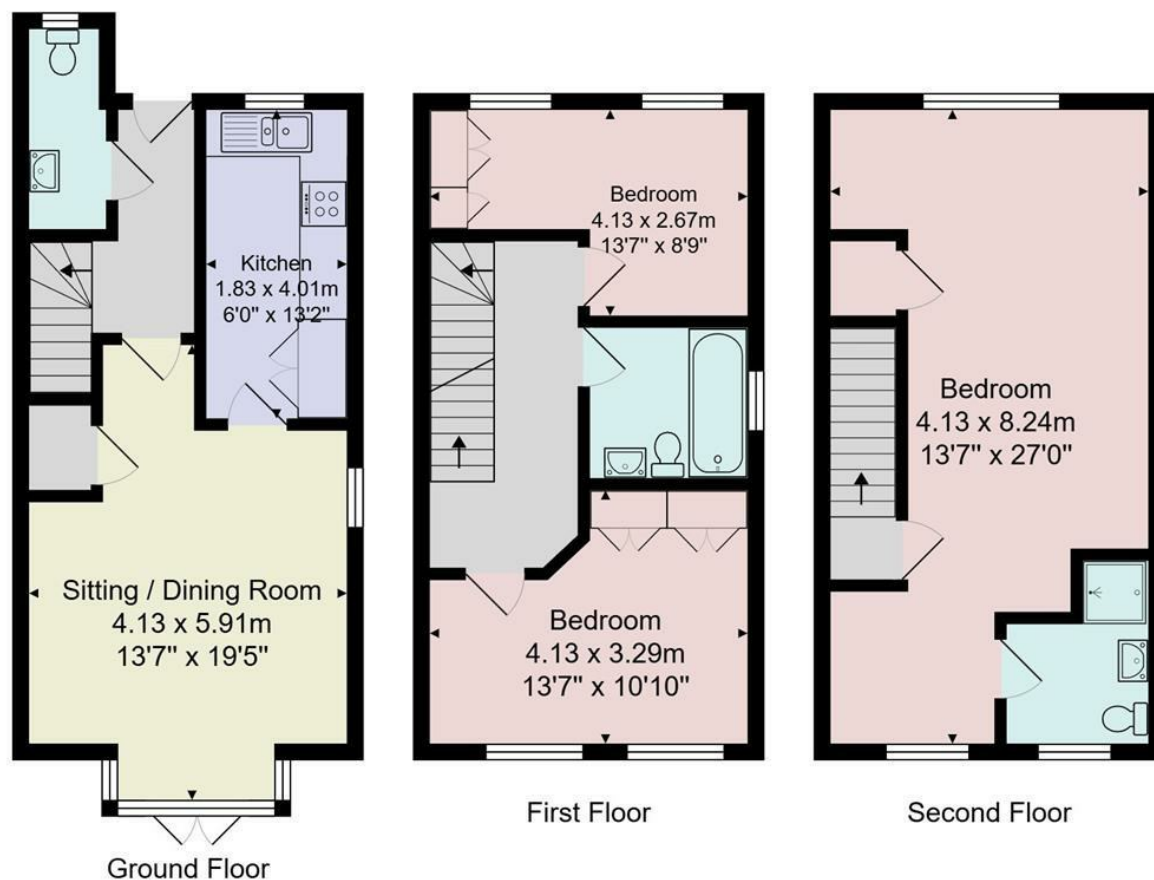
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.

### 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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Total Area: 104.6 m<sup>2</sup> ... 1126 ft<sup>2</sup>

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) <b>A</b>                          |         | <b>80</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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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