

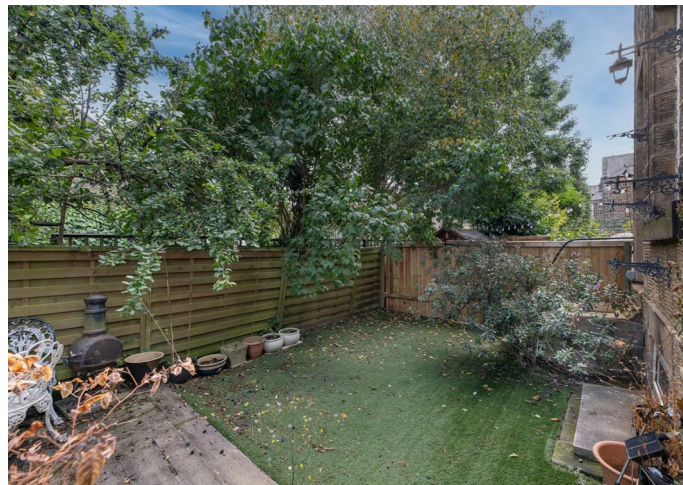


13 DICKS GARTH ROAD, MENSTON LS29 6HF

Asking price £240,000

FEATURES

- Attractive Stone Built Three Storey End Terraced House
- Sitting Room With A Warming Wood Burning Stove
- Excellent Sized Basement Offering Further Potential (Subject To Gaining The Required Approvals)
- EPC Rating E / Tenure Freehold / Council Tax Band B
- Three Bedrooms (Two Doubles & A Single or Home Office)
- Kitchen With A Range Cooker, Integrated Fridge-Freezer & Dishwasher
- Four Piece House Bathroom With A Bath & A Walk In Shower
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - End Terrace located in Menston

In a lovely peaceful setting, whilst being in the heart of the village this delightful Victorian end terrace house on Dicks Garth Road presents an excellent opportunity for both first-time buyers and those seeking a quaint retreat. Spanning an impressive 914 square feet, the property boasts three bedrooms, a smartly appointed bathroom, kitchen with integrated appliances included and a comfortable reception room, perfect for relaxing or entertaining guests.

In addition there is the large basement room, which offers significant potential for conversion into additional living space, a home office, or a creative studio, catering to your personal needs and lifestyle, subject to gaining the required approvals. The property is further enhanced by the convenience of having no onward chain, allowing for a smooth and straightforward purchase process.

Centrally located in the heart of Menston, residents will enjoy easy access to local amenities, including shops, cafes, and transport links, including Menston train station, making it an ideal base for commuting or exploring the surrounding areas. The village's picturesque surroundings and community spirit add to the appeal, providing a welcoming atmosphere for families and individuals alike.

This charming Victorian home is a rare find, combining character with modern living potential. Whether you are looking to make it your own or invest in a property with great prospects, this house is certainly worth considering. Don't miss the chance to view this lovely home in a sought-after location.

To arrange your viewing please contact Shankland Barraclough Estate Agents in Otley.

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

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.

Sitting Room 13'11" x 12'11" (4.24m x 3.94m)

A lovely reception room having a warming wood burning stove inset to the chimney breast, moulded ceiling cornicing complementing the decorations and a central heating radiator. Window and door to the outside.

Kitchen 10'8" x 6'10" (3.25m x 2.08m)

Fitted range of kitchen units having worksurfaces over and a Belfast sink inset. The kitchen includes a range style cooker, an integrated dishwasher, fridge and freezer. Oak flooring and a window to the side elevation.

Basement Room 1 14' x 13' (4.27m x 3.96m)

Offering further potential subject to gaining the required planning approvals this is a good basement storage area with a central heating radiator and a window.

Basement Room 2. 14'1" max x 6'11" (4.29m max x 2.11m)

Cellar like storage area.

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'8" x 11'11" (4.17m x 3.63m)

Having built in mirror fronted wardrobes to one wall, a central heating radiator and a window.

Bathroom

Fitted with a smart four piece suite in white comprising a panelled bath, a corner shower cubicle, wash hand basin and a low level wc. Complemented by tiled splash backs, oak flooring and radiator. Window to the side elevation.

Second Floor Landing

With a built in cupboard, and access to the following rooms:

Bedroom 2. 13'10" x 12' (4.22m x 3.66m)

Central heating radiator and a window.

Bedroom 3 or Home Office 7'11" x 7'11" (2.41m x 2.41m)

Velux styled window and a central heating radiator.

Outside

The property enjoys the use of an enclosed garden area that has an artificial lawn, patio area, fencing and access gates.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street



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Council Tax

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit 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. 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>

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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

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.



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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 property enjoys the use of the garden but the land is currently unregistered with a right of access for neighbours and Yorkshire Water. 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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Dicks Garth Road, Menston, LS29

Approximate Gross Internal Area = 84.9 sq m / 914 sq ft
(Excluding Basement)

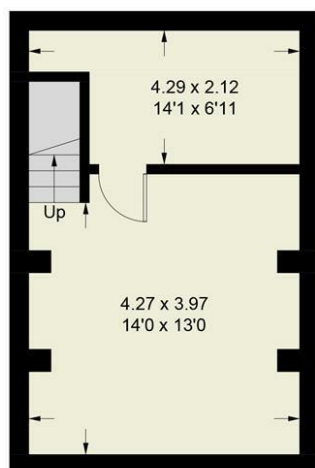


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

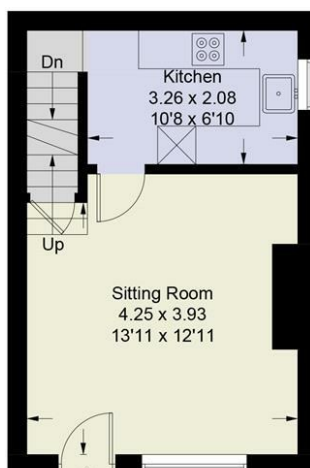
84

44

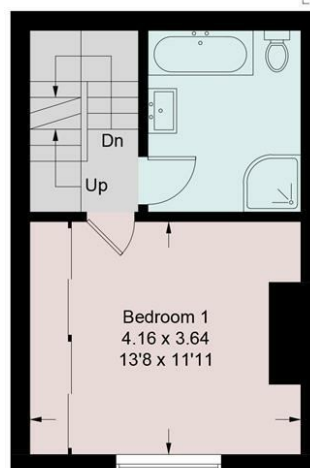
= Reduced headroom below 1.5m / 5'0"



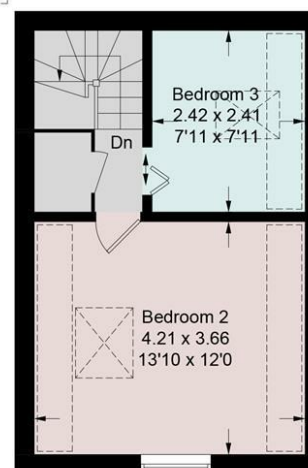
Basement



Ground Floor



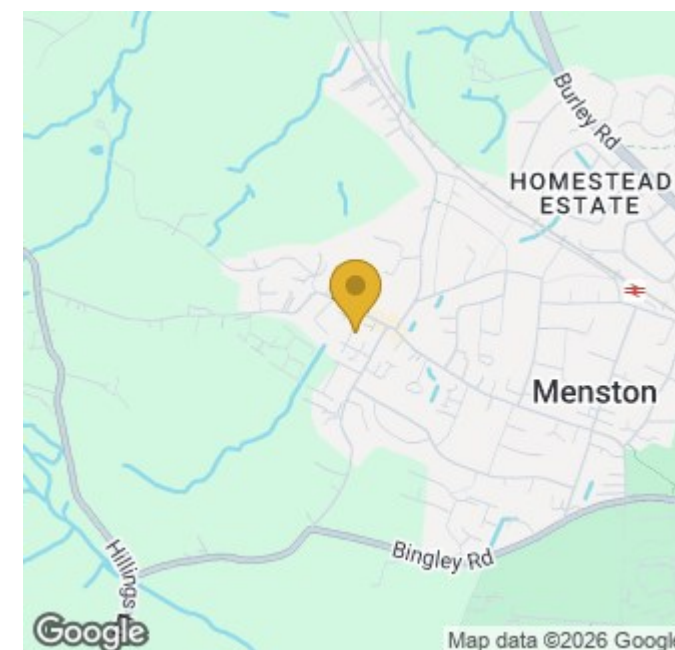
First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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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.



T: Call us on 01943 889010

E: info@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

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