



66 BRADFORD ROAD MENSTON LS29 6BX

Asking price £325,000

FEATURES

- Attractive Semi-Detached Bungalow
- Sitting Room With Feature Bay Window
- Terrific Extended Dining Kitchen Ideal For Entertaining
- Two Good Sized Double Bedroom, With One Having Fitted Wardrobes
- Modern Bathroom With A White Three Piece Suite
- Garage With Electric Roller Door, Light & Power
- Lawned Front & Rear Gardens With Driveway
- Freehold / EPC Rating D / Council Tax Band C
- Close To Local Amenities & Transport Links
- Ideal Opportunity For A Variety OF Buyers



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Attractive 2 Bedroom Semi-Detached Bungalow With Garage

Menston

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...

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

Ground Floor

Entrance Hall

With double glazed entrance door, dado rail and radiator.

Sitting Room 15'7" x 10'10" (4.75m x 3.30m)

A welcoming reception room with feature fireplace housing a fitted gas fire and enjoying a bay window to the front. Ceiling cornice, two wall light points and radiator.

Dining Kitchen 24'8" x 12'1" (7.52m x 3.68m)

A terrific dining kitchen which has been extended to create a wonderful space for relaxation and entertaining. Having a range of fitted base and wall units incorporating cupboards and drawers with coordinating work surfaces with a tiled splash back. Inset stainless steel sink unit with mixer tap, integrated electric double oven with a four ring ceramic hob having a stainless steel hood over. Space for an under counter fridge and freezer, plumbing for an automatic washing machine and dishwasher. Tiled floor to the kitchen, two radiators, fireplace, windows to the side and rear elevation and door out to the rear garden.

Bedroom 1. 12'10 x 10'10" (3.91m x 3.30m)

A generous double bedroom with an extensive range of fitted wardrobes with hanging rails, drawers and dressing table with radiator and window to the rear elevation.

Bedroom 2. 9'4" x 8'0" (2.84m x 2.44m)

Another good sized bedroom with radiator and window to the front elevation.

Bathroom

With a modern white three piece suite comprising a tiled bath with shower over, low suite w.c and wash basin with cupboards under. Fully tiles walls and floor, heated towel rail and window to the side elevation.

Outside

The property benefits from a single garage having an electric roller door, light and power with a shared driveway leading to a parking area. To the front there is a lawned garden with flower borders housing mature shrubs and plants whilst to the rear there is a further enclosed lawned garden with flower borders.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Road Parking

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 - Low/Medium

Rivers & Sea - Low Risk

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>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band C. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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

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.



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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.

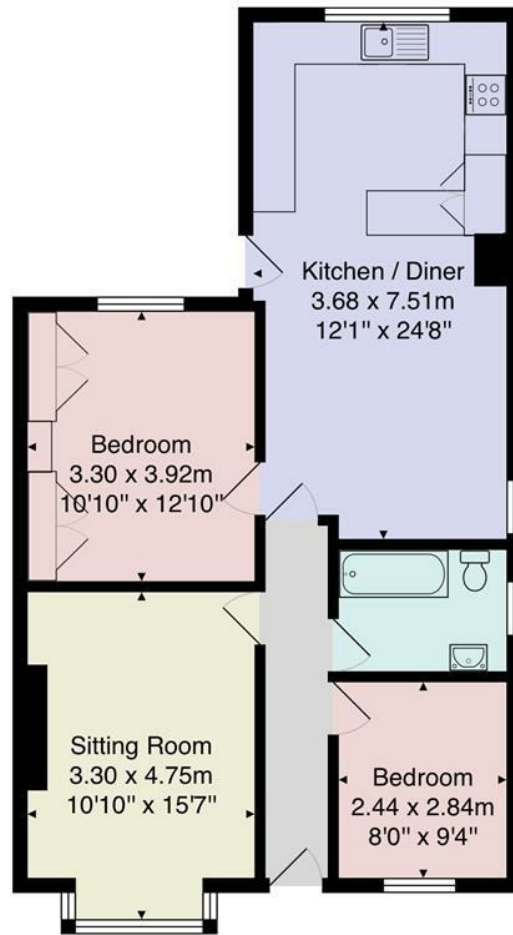
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 74.0 m² ... 796 ft²

All measurements are approximate and for display purposes only.

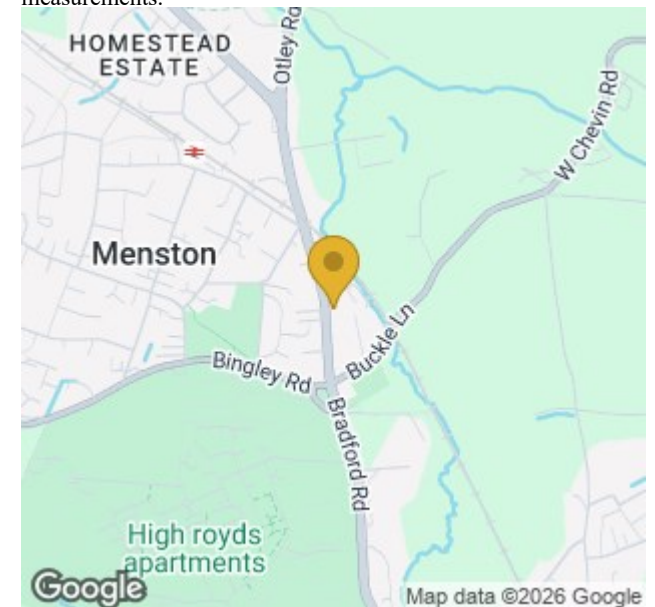
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Call us on 01943 889010
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.



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