



27 VIEWLANDS RISE MENSTON LS29 6BQ

Asking price £420,000

FEATURES

- Extended & Beautifully Presented Semi-Detached Home
- Stunning Panoramic Long Distance Views Across The Valley & Open Countryside
- Elegant Sitting Room With Bay Window & Feature Log Burning Stove
- Smart House Bathroom With Feature Freestanding Bath
- Welcoming Entrance Hall & Downstairs Cloakroom
- Terrific Plot With South Facing Garden Having A BBQ Area Ideal For Alfresco Dining
- Modern Breakfast Kitchen With Adjoining Dining Area Having Access To The Rear Garden
- Three Bedrooms With Two Having Fitted Wardrobes & All Enjoying A Lovely Outlook
- Tenure Freehold / EPC Rating F / Council Tax Band D
- Block-Paved Driveway and Detached Garage With Light & Power



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Beautifully Presented 3 Bed Semi With Stunning Views

Nestled in the charming area of Viewlands Rise, Menston, this delightful semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,019 square feet, the property boasts a welcoming entrance hall that sets the tone for the rest of the home.

Upon entering, you are welcomed into an elegant sitting room, featuring a beautiful bay window that floods the space with natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the modern breakfast kitchen, which seamlessly connects to the adjoining dining area. This space not only provides a perfect setting for family meals but also grants access to the rear garden, enhancing the indoor-outdoor living experience.

The residence features three well-proportioned bedrooms, two of which come with fitted wardrobes, providing ample storage space whilst the smart house bathroom showcases a stunning freestanding bath, perfect for unwinding after a long day.

The property is set on a terrific corner plot, offering a south-facing garden that is perfect for enjoying sunny days. The garden features a dedicated BBQ area, making it an ideal spot for alfresco dining and entertaining friends and family during the warmer months. Additionally, the stunning panoramic views across the valley add a touch of tranquillity and beauty to the outdoor space.

Outside, you will find a block-paved driveway that accommodates parking for numerous vehicles, along with a detached garage that is equipped with light, offering additional storage or workshop space.

In summary, this semi-detached house in Ilkley is a wonderful opportunity for anyone looking for a modern family home with beautiful outdoor spaces and breath-taking views.

Don't miss the chance to make this lovely property your own and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

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 ELECTRIC UNDERFLOOR HEATING & INFRARED CEILING MOUNTED HEATING PANELS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A welcoming entrance hall with attractive Oak flooring, double glazed entrance door, stairs up to the first floor and electric radiator.

Cloakroom

With a low suite w.c, wash hand basin, oak flooring and window to the side elevation.

Sitting Room 15'5" x 10'10" (4.70m x 3.30m)

An elegant reception room having a feature log burning stove with stone hearth. Oak floor and bay window to the front elevation enjoying delightful views across the valley.

Breakfast Kitchen 16'4" x 15'5" (4.98m x 4.70m)

A sleek & stylish breakfast kitchen with a range modern base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Breakfast island with pendant lighting over, inset one and a half bowl sink unit with mixer tap and a range of integrated appliances including a fridge/freezer, washing machine, dishwasher, and double electric oven with four ring induction hob. Recessed spotlights, window to the rear elevation, wood effect flooring and access into:

Dining Area 11'0" x 6'9" (3.35m x 2.06m)

A lovely light and airy space which is currently used as a dining area but could also be utilised as an additional reception space with window to the side and enjoying sliding doors out to the generous rear garden.

First Floor

Landing

With laddered access to the roof void and window to the side elevation.

Bedroom 1. 15'11" x 10'10" (4.85m x 3.30m)

A good sized bedroom having an extensive range of fitted wardrobes. Oak flooring and bay window to the front elevation enjoying stunning long distance views across the valley.

Bedroom 2. 12'1" x 10'9" (3.68m x 3.28m)

Another generous double bedroom with fitted wardrobe, oak flooring and window to the rear elevation with an attractive outlook over open fields.

Bedroom 3. 9'5" x 6'5" (2.87m x 1.96m)

Currently being used as a multi-functional room, ideal for those who are working from home with oak flooring and window to the front elevation again enjoying super views.

Bathroom

A smart house bathroom only installed 3 years ago, with a white suite comprising a freestanding bath with shower over, high suite w.c and wash hand basin. Part tiled walls, LVT flooring and enjoying a dual aspect with windows to the side and rear elevation.



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Outside

The property enjoys a terrific plot with a thoughtfully designed and private south facing rear garden having a lawned area with flower borders housing mature shrubs and plants. Decked and flagged areas provide spaces to sit and relax whilst the BBQ area is ideal for entertaining and alfresco dining. Furthermore the whole of rear garden enjoys a delightful outlook onto open fields, the perfect place to be on a summers day. To the front there is an additional lawned area with flower borders and steps up to the front door.

Detached Garage 14'10" x 8'11" (4.52m x 2.72m)

An extremely useful space which comes with its own rooftop garden having light, power, window to the side and door to the front elevation. Leading up to the garage is a block-paved driveway with EV Charging point that was replaced in May 2026 providing off road parking for numerous vehicles.

Tenure, Services And Parking

Tenure: Freehold

Mains water, drainage and electricity are installed. There is no gas to the property.

Parking: Block-paved driveway providing off road parking.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 40 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

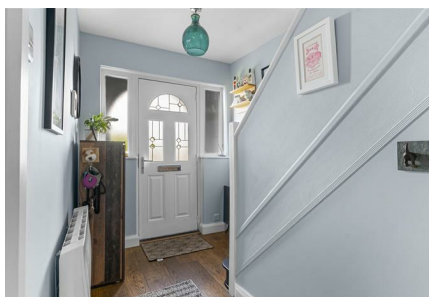
Surface Water - Very Low

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>

Council Tax Bradford

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



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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.

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.



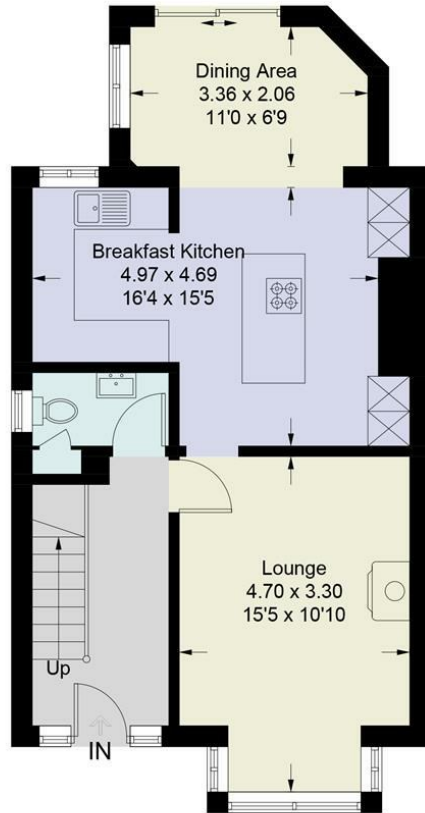
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Viewlands Rise, Menston, LS29

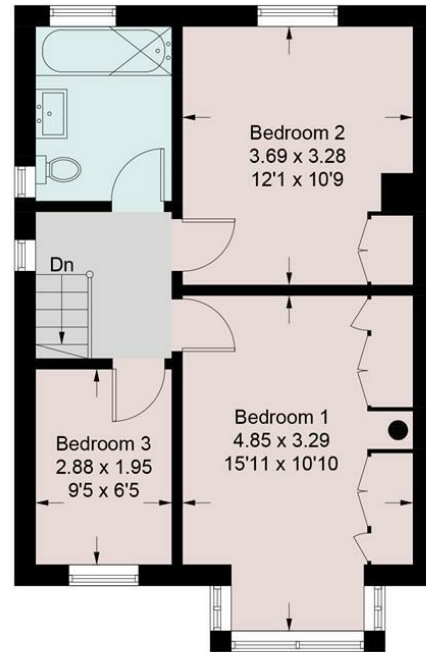
Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft

Garage = 12.3 sq m / 132 sq ft

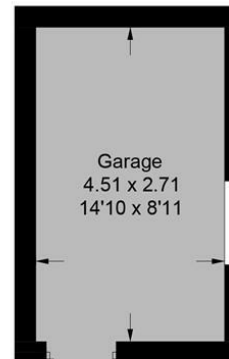
Total = 107.0 sq m / 1151 sq ft



Ground Floor



First Floor



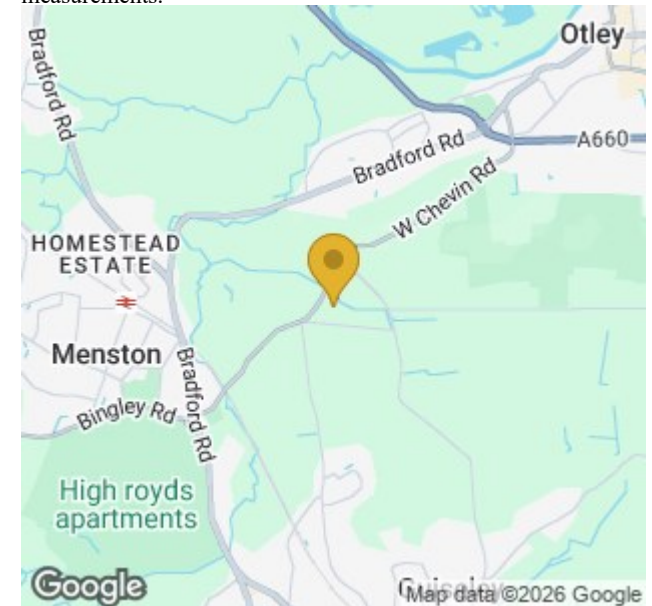
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	36	
(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.



Call us on 01943 889010
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