



Croft Drive | Menston | LS29 6LX

Guide price £385,000

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1 Croft Drive |
Menston | LS29 6LX
Guide price £385,000

An attractive traditional semi detached house offering scope for improvement and extension, occupying a very pleasant and quiet setting in an established and popular neighbourhood close to the village centre. The property includes a welcoming hallway, a sitting room with adjoining dining room and a kitchen on the ground floor whilst at first floor level there are three bedrooms and a bathroom with a separate wc. Externally there is a single garage, off road parking for a further two cars and a good sized level rear garden.

- Generous Level Rear Garden
- Popular & Established Neighbourhood
- Scope For Improvement & Extension (STPP)
- Garage & Off Road Parking For 2 Cars

GROUND FLOOR

Entrance Porch

Reception Hall

7'8" x 6'0" (2.34m x 1.83m)

Cloakroom

With a low suite wc and wash basin. Under stairs store cupboard.

Sitting Room

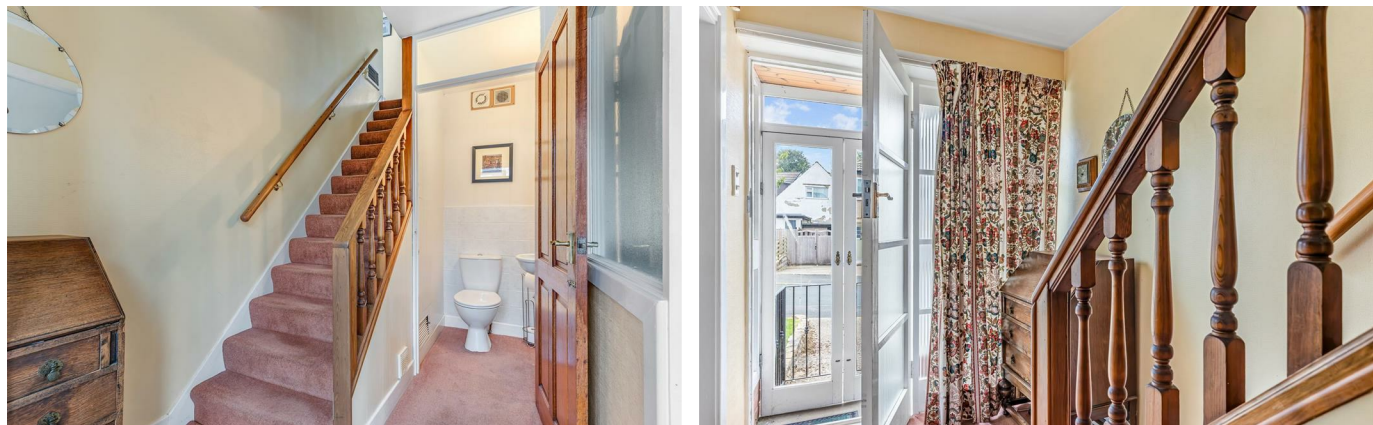
12'8" x 11'3" (3.86m x 3.43m)

With a wooden fire surround housing a fitted gas fire. Bay window to the front elevation. Moulded ceiling cornice and three wall light points. An open arch leads to:

Adjoining Dining Room

11'4" x 9'10" (3.45m x 3.00m)

With a glazed door opening onto the rear garden. Moulded ceiling cornice.



An attractive traditional semi detached house offering scope for improvement and extension, occupying a very pleasant and quiet setting in an established and popular neighbourhood close to the village centre.



Kitchen

13'10" x 9'0" (4.22m x 2.74m)

With a stainless steel sink unit with a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Space for a fridge/freezer and plumbing for both an automatic washer and dish washer. Wall mounted water boiler. Cupboard housing the Johnson & Starley ducted warm air heating unit. Provision for an electric cooker. Pvc double glazed door to the rear garden.

FIRST FLOOR

Landing

Leading to:

Bedroom

14'0" x 11'0" (4.27m x 3.35m)

With a bay window to the front elevation.

Bedroom

11'6" x 10'0" (3.51m x 3.05m)

With a recessed wardrobe. Window overlooking the rear garden.

Bedroom

10'4" x 7'6" (3.15m x 2.29m)

With access to an under eaves store area. Window overlooking the front garden.

Bathroom

With a panelled bath, pedestal wash basin and a tiled shower cubicle. Ceramic tiled floor.

Adjacent WC

With a low suite wc and a wash basin.

OUTSIDE

Single Garage

16'0" x 8'0" (4.88m x 2.44m)

With an electrically operated up and over door.

There is additional off road parking for a further two cars in the driveway.

Gardens

There is an easily maintained lawned garden to the front of the house.

To the rear is a larger and private lawned garden bordered by mature shrubs.



Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.

It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

Council Tax

City of Bradford Metropolitan District Council Tax Band D

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully 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.

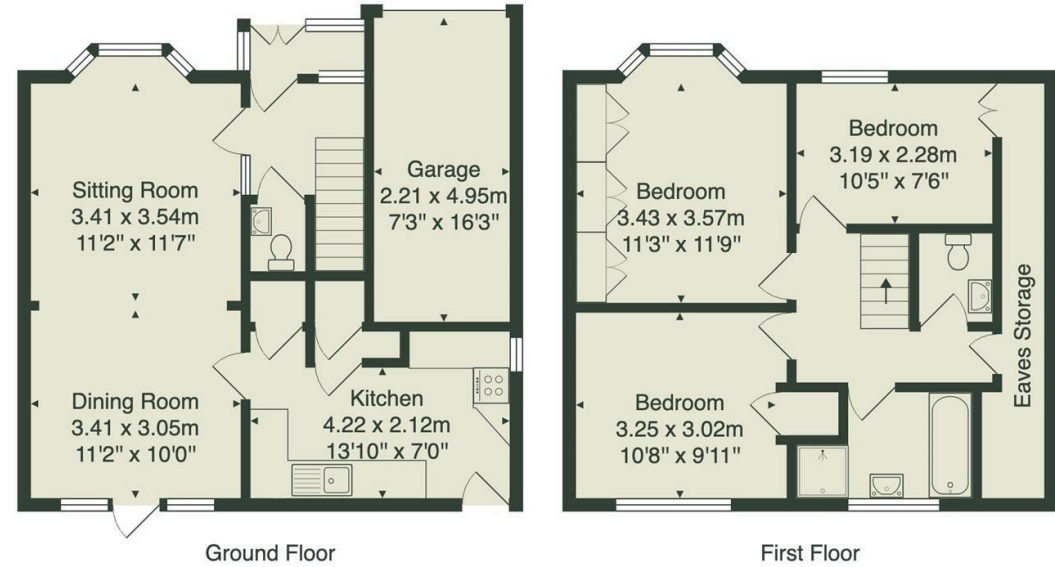
Tenure

We are informed by the client/s that the property is Freehold.

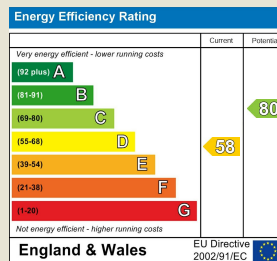


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Total Area: 91.0 m² ... 980 ft² (excluding eaves storage, garage)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141
 ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>