



12A FARNLEY ROAD MENSTON LS29 6JN

Asking price £294,000

FEATURES

- Light & Airy Mid Terrace Property
- Open Plan Living Accommodation
- Three Good Sized Bedrooms & Modern House Bathroom
- Attractive Rear Garden With Seating Areas
- Off Road Parking To The Rear & Single Garage
- Useful Entrance Area
- Well-Equipped Breakfast Kitchen
- Scope To Extend Under Permitted Development Or With Planning Permission
- Freehold / EPC Rating D / Council Tax Band C
- Short Stroll From Amenities & Transport Links



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Light & Airy 3 Bedroom Terrace With Single Garage In Menston

Nestled on Farnley Road in the charming village of Menston, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining.

The modern house bathroom is designed with contemporary fittings, ensuring a pleasant experience for all. One of the standout features of this property is the attractive rear garden, which boasts various seating areas, perfect for enjoying the outdoors during warmer months. Additionally, off-road parking and is available to the rear, with the added benefit for a single garage, providing ease and security for your vehicles as well as providing useful storage.

Situated just a short stroll from local amenities & transport links, residents will appreciate the convenience of nearby shops, cafes, and services, making daily life effortless. With scope to extend under permitted development or with planning permission, this property is not just a house; it is a home that offers tremendous potential in a wonderful sought-after location. Whether you are looking to settle down or invest, this terraced house on Farnley Road is a fantastic opportunity not to be missed.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

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 Area

With double glazed entrance door, radiator, Amtico flooring and stairs up to the first floor.

Living Accommodation 27'1" x 11'2" max (8.26m x 3.40m max)

A light and airy reception space enjoying a dual aspect with ceiling cornice and windows to

the front and rear elevation. A sitting area incorporates a feature fire place with a tiled interior, wooden surround and housing an electric fire. Dining area with Karndean flooring and door to the rear elevation providing access to the rear garden.

Kitchen 10'6" x 7'3" (3.20m x 2.21m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset one and a half bowl stainless steel sink unit and integrated electric oven with a four ring ceramic hob having a stainless steel hood over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine and space for a dryer. Wood effect Karndean flooring, breakfast bar, radiator, useful understairs cupboard, window and door to the rear elevation. There is also potential to create a dining kitchen by opening up the kitchen and dining area subject to the necessary building regulations.

First Floor

Landing

Bedroom 1. 14'1" x 8'2" (4.29m x 2.49m)

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

Bedroom 2. 12'6" x 8'2" (3.81m x 2.49m)

Another double bedroom with radiator and window to the rear elevation overlooking the rear garden.

Bedroom 3. 8'10" x 6'3" (2.69m x 1.91m)

A single bedroom but could also be utilised as an office for those working from home with radiator and window to the front elevation.

Bathroom

A modern house bathroom with a white suite comprising a panelled bath with electric shower, low suite w.c and pedestal wash hand basin. Walls with part mermaid boarding, Karndean flooring, heated towel rail and window to the rear elevation.

Outside

To the rear of the property there is an attractive garden with a lawned area having flower borders, raised flagged patio and additional decked area ideal for outdoor entertaining. Off road parking to the rear accessed off Farnley Close, with a single garage having an up and over door and window to the rear elevation.

Tenure, Services And Parking

Tenure: Freehold



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

All Mains Services Connected

Parking: Off Road Parking To The Rear Access Off Farnley Close.

Currently Tenanted: Please Be Aware The Property Is Currently Tenanted Until July.

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>

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.

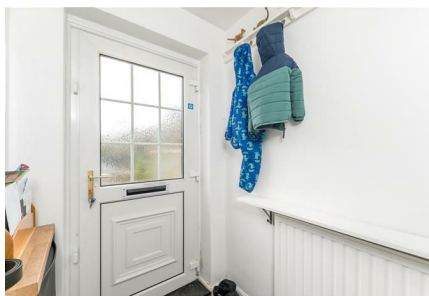
Viewing Arrangements

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.

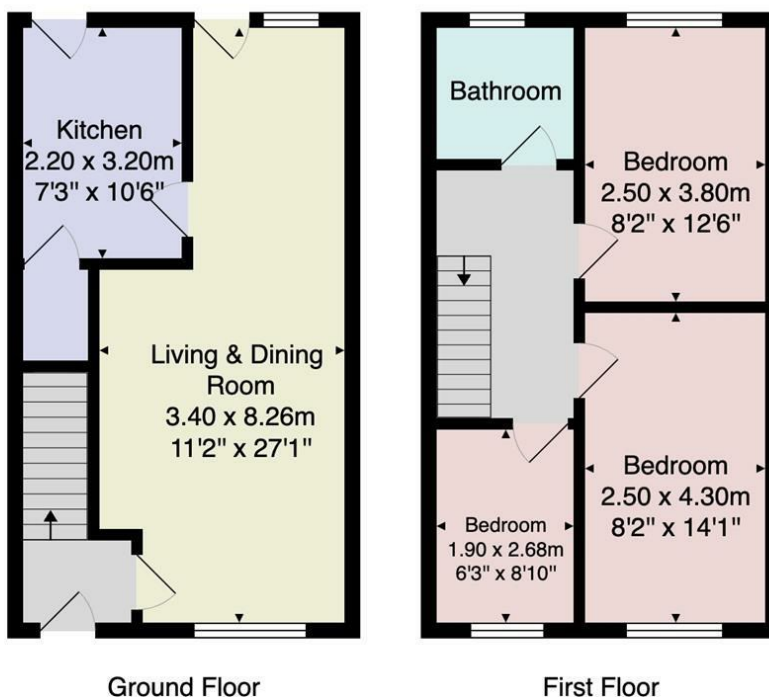
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 74.5 m² ... 802 ft²

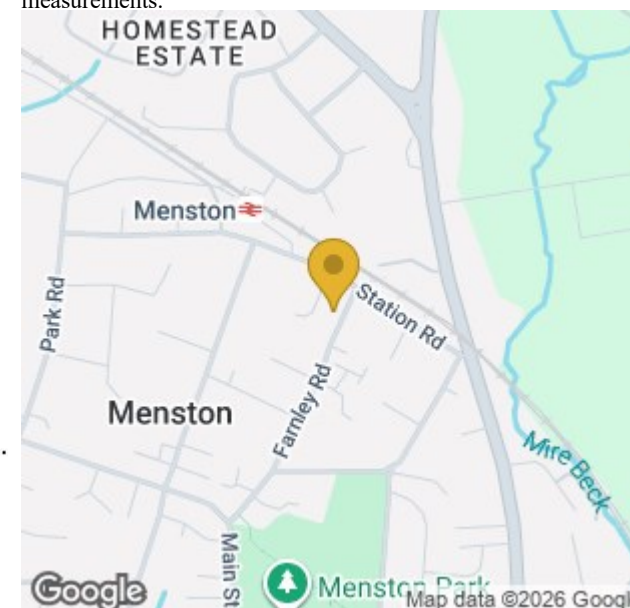
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.



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

**SHANKLAND
BARRACLOUGH**
 ESTATE AGENTS