



32 NORWOOD AVENUE MENSTON LS29 6FW

Asking price £550,000

FEATURES

- Beautifully Presented Stone Built Semi-Detached Family Home
- Smart & Stylish Kitchen With A Range Of Integrated Appliances
- Stunning Long Distance Views Over Fields & Towards Otley Chevin
- Three Further Bedrooms, House Bathroom & Second En-Suite
- Close to Leisure Facilities, Amenities & Transport Links
- Fabulous Open Plan Living Accommodation With Bi-Folds Out To The Garden
- Master Bedroom Suite With Dressing Room & En-Suite
- Generous Rear Garden With Patio, Office/Gym & Parking
- Freehold / EPC Rating B / Council Tax Band D
- Turn Key Property Ideal For Any Prospective Buyer To Enjoy



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Stunning 4 Bedroom Semi-Detached With Wonderful Views

Nestled on Norwood Avenue in the charming village of Menston, Ilkley, this beautifully presented stone-built semi-detached family home offers a perfect blend of modern living and traditional elegance. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style.

As you enter, you are welcomed into a fabulous open-plan living area that is both inviting and functional. The design allows for seamless interaction between the kitchen, dining, and living spaces, making it perfect for entertaining or enjoying family time. The bi-fold doors open up to the garden, creating a wonderful indoor-outdoor flow that enhances the living experience and allows you to bask in the beauty of the outdoors.

The master bedroom suite is a true highlight, featuring a dressing room that adds a touch of luxury to your daily routine. Each bedroom is generously sized, providing ample space for relaxation and personalisation.

One of the standout features of this home is the stunning long-distance views over the fields, offering a picturesque backdrop that changes with the seasons. The property also includes parking for two vehicles, ensuring convenience for you and your guests.

This semi-detached house is not just a home; it is a lifestyle choice, set in a desirable location that combines the tranquillity of village life with easy access to local amenities. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.

Don't miss the opportunity to make this exquisite residence your own and call 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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A useful space with fitted cloaks cupboard ideal for coats and shoes, Radiator, composite entrance door with side screen, wood effect laminate flooring and stairs up to the first floor.

Open Plan Living Area 30'6" x 16'5" (9.30m x 5.00m)

A simply stunning open plan space the heart of any family home comprising a smart dining kitchen and adjoining sitting room with access to the rear garden.

Breakfast Kitchen 13'3" x 12'6" (4.04m x 3.81m)

A modern and stylish kitchen with a range of base and wall units incorporating cupboards, drawers and Quartz work surfaces with under unit lighting and having a tiled splash back. Inset one and a half bowl sink with mixer tap, integrated appliances including a two electric ovens, fridge/freezer, dishwasher, wine cooler and four ring gas hob with extractor over. Window to the front elevation, radiator, recessed spotlights, wood effect laminate flooring and adjoining:

Sitting Room 16'11" x 16'5" (5.16m x 5.00m)

A wonderful light and airy sitting room enjoying Bi-Folding doors out to the rear garden. Wood effect laminate flooring, tall modern radiator, utility cupboard with plumbing for an automatic washing machine and space for a dryer. Further useful tiled storage cupboard.

First Floor

Landing

With window to the side elevation, radiator and stairs up to the second floor.

Bedroom 2. 12'0" x 9'0" (3.66m x 2.74m)

A good sized double bedroom with recessed fitted wardrobes, radiator and window to the rear elevation having attractive views over open fields and Otley Chevin.

En-Suite Shower Room

A modern en-suite with a tiled shower stall having a fixed head and shower attachment, wash basin with drawer under and low suite w.c. Fully tiled walls and floor, heated towel rail and recessed spotlights,

Bedroom 3. 9'11" x 9'0" (3.02m x 2.74m)

Another double bedroom again having recessed fitted wardrobes with radiator and window to the front elevation.

Bedroom 4. 9'11" x 6'10" (3.02m x 2.08m)

A comfortable single bedroom which is currently used as an office, ideal for those working from home with radiator and window to the front elevation.

Bathroom

Family bathroom comprising a panelled bath with shower attachment, low suite w.c and wash basin with drawer under. Part tiled walls, heated towel rail, recessed spotlights and window to the rear elevation.

Second Floor

Bedroom 1. 14'7" x 11'9" (4.45m x 3.58m)

A terrific master bedroom converted by the current owners providing a master bedroom suite with dressing room and en-suite. Recessed spotlights, two velux window, under eaves storage and radiator.



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Dressing Room 12'0" x 9'0" (3.66m x 2.74m)

With a range of fitted rails, drawers and shelving. Recessed spotlights and window to the rear elevation with stunning views.

En-Suite Shower Room

A generous en-suite with a tiled shower stall having a shower attachment and fixed head, low suite w.c and wash basin with two drawers under. Fully tiled walls and floor, heated towel rail, recessed spotlights and window to the rear elevation.

Outside

Standing on a wonderful plot the property benefits from an enclosed rear garden with feature lighting and attractive Indian sandstone patio ideal for alfresco dining and entertaining. There is also a generous astro turfed and play area ideal for children to enjoy with a further flagged area to catch the last of the evening sun. Double power point, outside tap, garden shed and further home gym/office provide useful additional space. Gated access to the front of the property where there is parking for at least two cars with electric charging point and a lawned area with flower borders.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Street 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 - 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 Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.



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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.

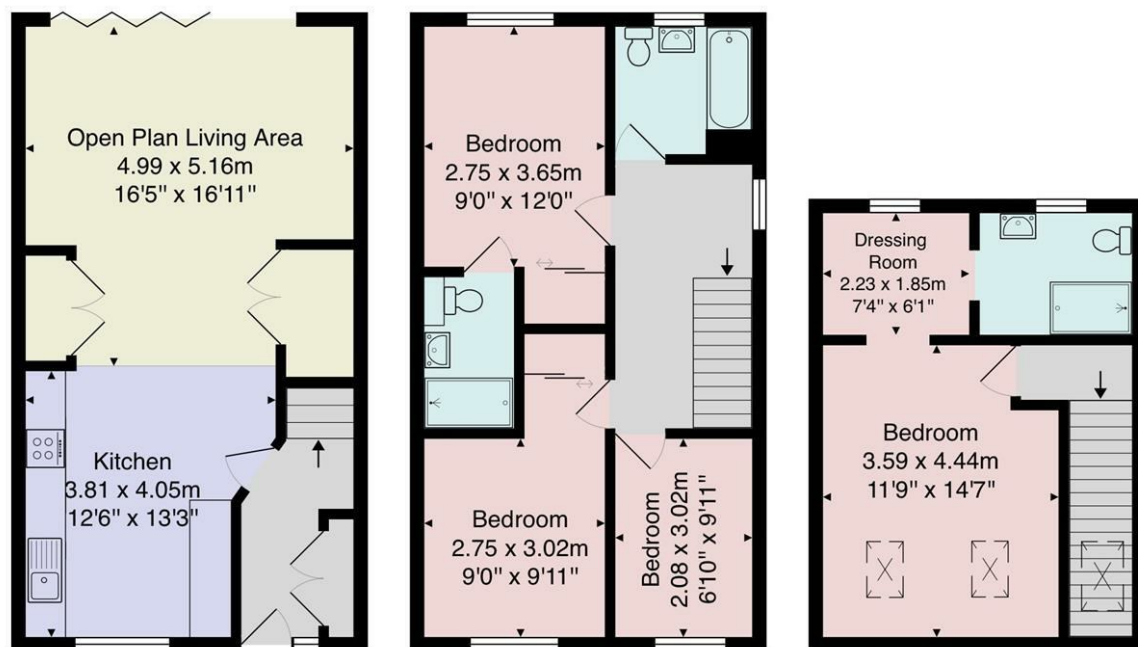
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 123.2 m² ... 1326 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.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 89 |
| (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 | |

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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