



Garth Grove | Menston | Ilkley | LS29 6LJ

Asking price £545,000



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A beautifully presented and generously proportioned semi detached house offering comprehensively renovated family accommodation in a lovely cul de sac setting with a private rear garden and close to nearby village amenities. The property incorporates a welcoming hallway, a sitting room, large open plan living/kitchen/dining area, utility room and a cloakroom on the ground floor whilst at first floor level there are four bedrooms and a bathroom with a modern white suite. There is off road parking for two cars to the front of the house together with a cycle store.

- Renovated Semi Detached House
- Quiet Cul de Sac Setting
- Close To Village Amenities

GROUND FLOOR

Reception Hall

With recessed spotlights.

Sitting Room

17'3" x 12'5" (5.26m x 3.78m)

With a bay window to the front elevation. Log burning stove on a stone hearth. Fitted shelves and an under stairs store cupboard.

Full Width Living/Kitchen/Dining Area

25'9" x 11'9" (7.85m x 3.58m)

An impressive open plan living space with a large dining/sitting area having glazed doors opening onto the rear garden. The kitchen area is fitted to a high standard and includes an inset sink unit with mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and Minerva acrylic resin work surfaces with a tiled surround. Integrated appliances include a twin oven and hob with extractor hood over, and a fitted dishwasher. There is space for an American style fridge freezer.



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Utility Room

9'0" x 7'9" (2.74m x 2.36m)

With a stainless steel sink unit, plumbing for a washing machine and space for a dryer. Ceramic tiled floor and door to the side elevation. Fitted wall cupboards.

Cloakroom

With a low suite wc and wash basin. Ceramic tiled floor. Recessed spotlights and an extractor fan.

FIRST FLOOR

Landing

With access to a boarded roof space via a fold down loft ladder.

Bedroom

12'8" x 12'6" (3.86m x 3.81m)

With recessed wardrobes and a bay window to the front elevation.

Bedroom

11'3" x 9'1" (3.43m x 2.77m)

Window to the front elevation.

Bedroom

9'3" x 6'0" (2.82m x 1.83m)

Window to the rear elevation.

Bedroom

11'0" x 9'1" (3.35m x 2.77m)

Window to the rear elevation.

Bathroom

With a modern white suite comprising a rolled top bath, vanity unit, low suite wc and a large tiled shower cubicle. Recessed spotlights and a ceramic tiled floor. Window to the side elevation.

OUTSIDE

There is a tarmac forecourt with off road parking for two cars.

Cycle Store

9'2" x 7'10" (2.79m x 2.39m)

With an electrically operated roller door.

Garden

To the rear of the house is a very private lawned garden with a paved terrace to the rear and side of the house ideal for outside relaxation.



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.

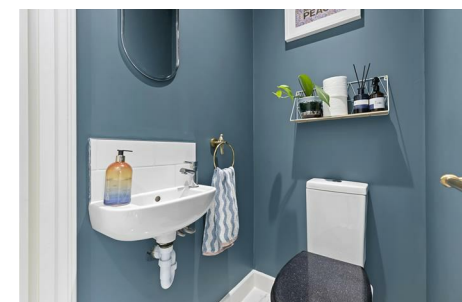
The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Tenure

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

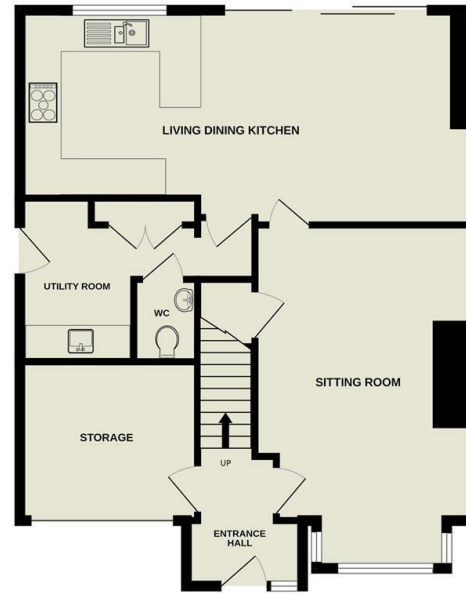


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GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



FIRST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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