



# 1 CHURCH VIEW MENSTON LS29 6EX

Asking price £575,000

## FEATURES

- Characterful Three Bedroomed End Terrace With Separate Annexe
- Open plan Living Dining Kitchen Creating A Wonderful Entertaining Space
- First Floor Sitting Room With Two Double Bedrooms & House Bathroom
- Spacious Master Bedroom On The Second Floor With En-Suite
- Generous Basement With The Potential To Be Utilised In Numerous Ways
- Detached Annexe Ideal For Relatives Or As An Airbnb
- Driveway & Lawned Gardens To Rear
- Freehold / EPC Rating D & E / Council Tax Band D
- Centrally Located In The Village Centre Close To Amenities
- Terrific Opportunity To Acquire A Unique Property



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# Charming 3 Bedroom End Terrace With Separate Detached Annexe

## 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

#### Living Dining Kitchen 22'8" x 14'0" (6.91m x 4.27m)

A terrific open plan living dining kitchen with consists of the entire ground floor enjoying a dual aspect with windows to both the front and rear elevation. Fitted with a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap. integrated electric oven with a five ring gas hob having an extractor over. Space for a freestanding fridge/freezer, plumbing for a dishwasher, two central heating radiators, laminate and tiled flooring. Composite entrance door and further stable door out to the rear garden, stairs to the upper and lower floors.

### Lower Ground Floor

#### Basement 22'6" x 14'0 (6.86m x 4.27m)

An extremely useful space which could be utilised in numerous ways, having been boarded and carpeted with plumbing for an automatic washing machine.

### First Floor

#### Living Room 24'3" x 15'2" (7.39m x 4.62m)

Situated on the first floor, this delightful rooms is filled with character having exposed beams and stripped wooden floorboards. Two radiators, three windows to the front elevation and stairs up to the second floor.

#### Bedroom 2. 11'4" x 9'5" (3.45m x 2.87m)

A double bedroom with radiator and window to the rear elevation.

#### Bedroom 3. 11'4" x 8'0" (3.45m x 2.44m)

Another double bedroom, again with radiator and window to the rear elevation.

### Bathroom

A modern bathroom with a three piece suite comprising a panelled bath with fixed shower and shower attachment, low suite w.c and pedestal wash hand basin. Heated towel rail, tiled floor and walls, window to the rear elevation.

### Second Floor

#### Bedroom 1. 24'6" x 20'4" (7.47m x 6.20m)

A superb second floor bedroom with vaulted ceilings and exposed wooden floorboards having an extensive range of fitted wardrobes. Dormer window and velux window to the front, with further velux window to the rear.

#### En-Suite Bathroom

Having a white three piece suite comprising panelled bath with shower attachment, low suite w.c and pedestal wash hand basin. Tiled walls, stripped wooden floorboards and velux window to the rear elevation.

### Outside

To the rear of the property there is a lawned area with steps to the side of the annex leading to a further lawned area with flower borders. Gravelled driveway providing off road parking with a car port providing a very useful storage area. Please note there is a right of access for the neighbour at number 2 Church View through the garden and down the drive.

### Annexe

A superb separate building which is currently used as an Airbnb but would also make an ideal space for a dependant relative or guests. The Airbnb currently achieves an annual rental income of £12,000 per annum.

The annexe also has GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and had a new boiler fitted at the end of last year (2025).

### Porch

With double glazed entrance doors and access into:

#### Living/Kitchen/Dining 24'0" x 17'7" (7.32m x 5.36m)

A wonderful open plan room enjoying stunning exposed trusses and beams with a vaulted ceiling giving a delightful spacious feel. Having a range of base units incorporating cupboards and drawers, stainless steel sink unit and integrated oven. Space for an undercounter fridge and plumbing for an automatic washing machine and dishwasher. Two radiators, two windows to the front elevation and oak flooring.

#### Bedroom 11'5" x 11'4" (3.48m x 3.45m)

An attractive bedroom with radiator and window to the rear elevation.

#### Shower Room

A generous shower room having a large tiled shower stall, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring, part tiled walls and two windows to the front elevation.

### Lower Ground Floor

#### Store 17'7" x 9'5" (5.36m x 2.87m)

A useful storage area ideal for bikes and garden equipment.



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**Storage Area 23'0" x 17'7" (7.01m x 5.36m)**

Currently being used as another storage area but has planning permission 13/01546/FUL to create a further bedroom, bathroom and utility room which would be accessed via a staircase from the accommodation above.

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Please Note There Is A Right Of Access Through The Garden For The Neighbouring Property At Number 2.

**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**

House

Surface Water - Low/Medium

Rivers & Sea - Very Low

Annexe

Surface Water - High

Rivers & Sea - Very Low

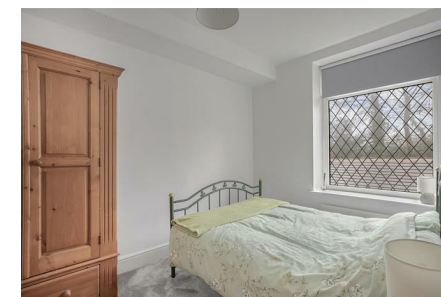
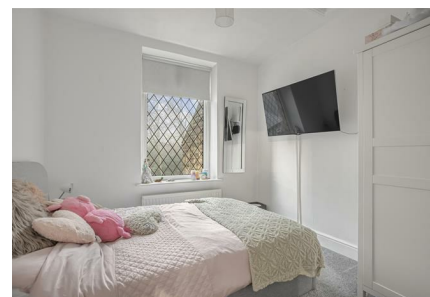
For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

**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](http://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](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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### 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.

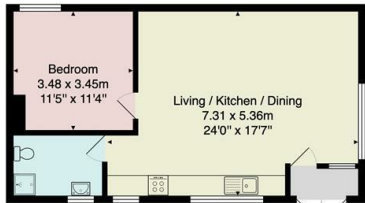
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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.



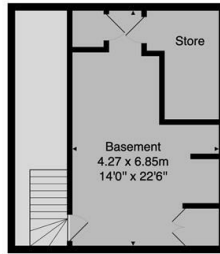
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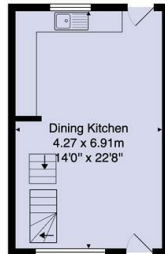
Annexe



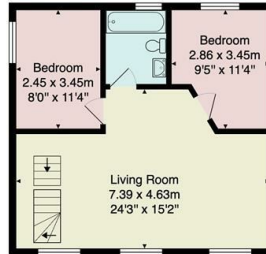
Lower Ground Floor



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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		Energy Efficiency Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very energy efficient - lower running costs
(92 plus) <b>A</b>			(92+) <b>A</b>
(81-91) <b>B</b>		83	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	62		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not energy efficient - higher running costs
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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@shanklandbarracough.co.uk  
 www.shanklandbarracough.co.uk

