HUNTERS®

HERE TO GET *you* THERE



Bingley Road

Menston, Ilkley, LS29 6BA

£2,250 Per Calendar Month

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COUNCIL TAX BAND TBC

An opportunity to rent a truly unique property in a 'best of both worlds' location: semi-rural with neighbouring farm, but only a short walk to the centre of Menston & the train station.

Every detail has been thought of in this brand new conversion: from the bespoke fixtures & fittings, maximising of space & views, to the energy efficiency (underfloor heating & individual room/ area thermostats), numerous TV/ charging points & an electric vehicle charging point to assist with modern living.

Briefly the accommodation comprises: entrance hall, utility cupboard with plumbing for appliances, WC & shower room, double bedroom, master bedroom with dressing room & en-suite bathroom with bath & over bath shower, steps leading to stunning, light, open plan living, dining, kitchen with bespoke fitted units, island unit, integrated appliances, sliding doors to Juliette balcony showing off views, steps leading down to external door to patio, stairs up to first floor bedroom with spacious landing area.
Externally there is an attractive patio, generous parking area with space for 2 cars, lockable shed.



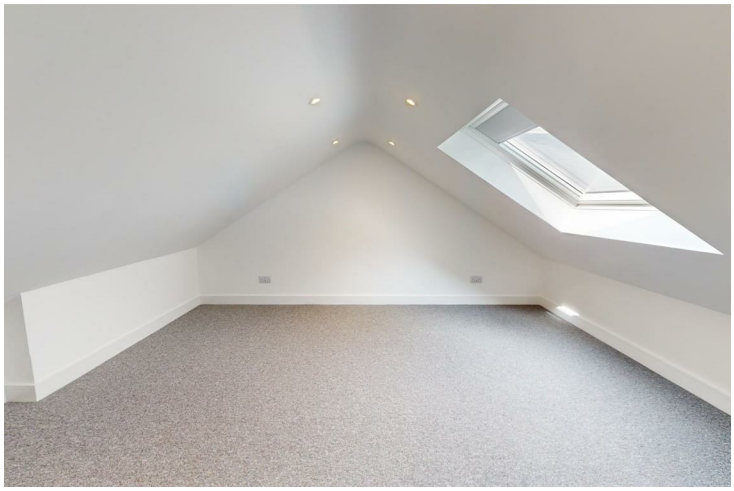








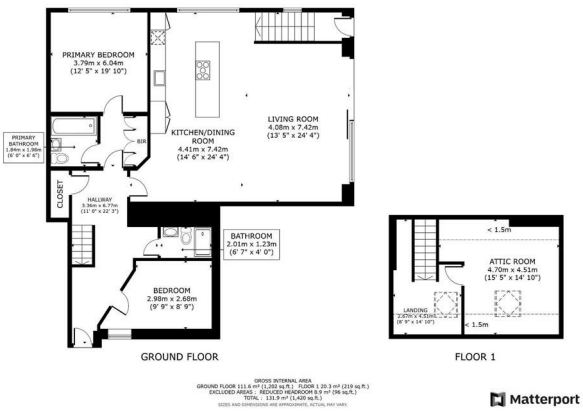






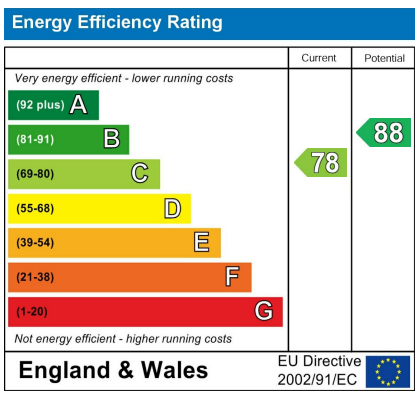


Floorplan



Matterport

Energy Efficiency



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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