



16 HALSTEAD DRIVE MENSTON LS29 6NT

Asking price £750,000

FEATURES

- Extended & Substantial Five Bedroomed Detached Family Home
- Enjoying A Terrific Outlook Over Open Fields In An Envious Cul-De-Sac
- Master Bedroom With En-Suite, Four Further Bedrooms And House Bathroom
- Situated In A Highly Popular & Sought After Residential Area
- Ideal Opportunity To Acquire A Wonderful Family Home
- Superb Corner Plot With South And West Facing Gardens
- Terrific Space Having Three Reception Rooms, Conservatory & Dining Kitchen
- Detached Garage & Driveway Providing Parking & Storage
- Freehold / EPC Rating D / Council Tax Band F
- Close To Local Amenities, Transport Links & Schools



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ESTATE AGENTS

Substantial 5 Bedroom Detached On A Superb Corner Plot

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

Boot Room 8'5" x 5'5" (2.57m x 1.65m)

An extremely useful space ideal for coats and boots having a double glazed entrance door and window to the front elevation.

Entrance Hall

A welcoming entrance hall having maple wood flooring, radiator, stairs up to the first floor and cloakroom off.

Cloakroom

Having a white low suite w.c, pedestal wash hand basin, radiator, maple wood flooring and window to the front elevation.

Sitting Room 12'6" x 11'9" (3.81m x 3.58m)

A cosy reception room having a feature multi-fuel stove with tiled interior and wooden surround. Enjoying a dual aspect with bay window to the front and two windows to the side elevation each having stained glass. Ceiling cornice, radiator and access into:

Dining Room 12'4" x 11'9" (3.76m x 3.58m)

A second reception room which is currently being used as a dining room with ceiling cornice, radiator, recessed spotlights and window to the side elevation.

Conservatory 10'3" x 10'2" (3.12m x 3.10m)

A lovely light and airy room enjoying an attractive outlook with French doors out to the rear garden. Fitted wood burning stove, tiled floor and wall light point.

Dining Kitchen 18'7" x 12'4" (5.66m x 3.76m)

A good sized dining kitchen having 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 and four ring gas hob having a stainless steel hood over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine and dishwasher, pantry cupboard, radiator, maple wood flooring, recessed spotlights, windows to the side and rear and French doors out to the rear garden. Adjoining:

Living Room 12'6" x 9'8" (3.81m x 2.95m)

A third reception room situated just off the kitchen making it an ideal space for modern open plan living with windows to the front and side elevation, radiator, maple wood flooring, ceiling cornice and recessed spotlights.

First Floor

Landing

With useful linen cupboard.

Bedroom 1. 18'10" x 9'8" (5.74m x 2.95m)

Enjoying a dual aspect with windows to the front and side elevation enjoying a beautiful outlook onto open fields. Radiator and ceiling cornice.

En-Suite Shower Room

With a white suite comprising a large tiled shower stall, low suite w.c and wash basin with cupboards under. Radiator with heated towel rail, tiled floor with underfloor heating and window to the rear elevation.

Bedroom 2. 11'9" x 9'6" (3.58m x 2.90m)

Double bedroom with radiator and window to the side elevation.

Bedroom 3. 11'9" x 8'11" (3.58m x 2.72m)

Another good sized double bedroom with fitted wardrobes, radiator and window to the front elevation.

Bedroom 4. 11'9" x 5'11" (3.58m x 1.80m)

With radiator and window to the side elevation.

Bedroom 5 8'5" x 6'5" (2.57m x 1.96m)

Currently being used as an office with radiator and velux window to the front elevation.

Bathroom

Having a white three piece suite comprising a panelled bath with electric shower over, low suite w.c and pedestal wash hand basin. Part tiled walls and useful airing cupboard, radiator and window to the rear elevation.

Garage

A good sized garage with up and over door, light, power and windows to both the side and rear elevation.

Outside

The property stands on a wonderful corner plot having gardens to three sides. To the front there are raised flower borders housing mature shrubs and plants whilst to the rear there is an enclosed south facing garden which is predominantly laid to lawn with flagged patio and flower borders ideal for a growing family to enjoy. To the side there is an additional large west facing garden ideal for those who enjoy growing their own fruit and vegetables with various vegetable plots, garden shed and greenhouse. This space would also make an ideal area for children to play and is surrounded by open fields.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage Providing Off Road 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 -

Rivers & Sea -

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 F. 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



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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.

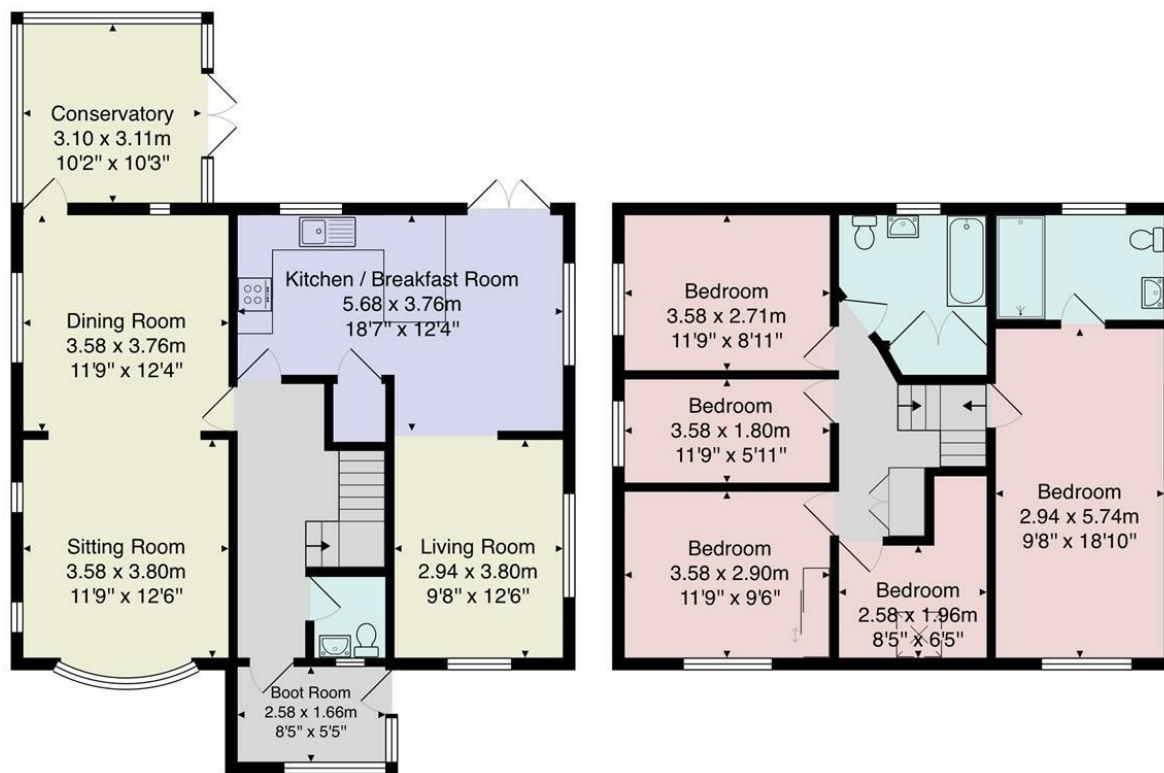
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 161.0 m² ... 1733 ft²

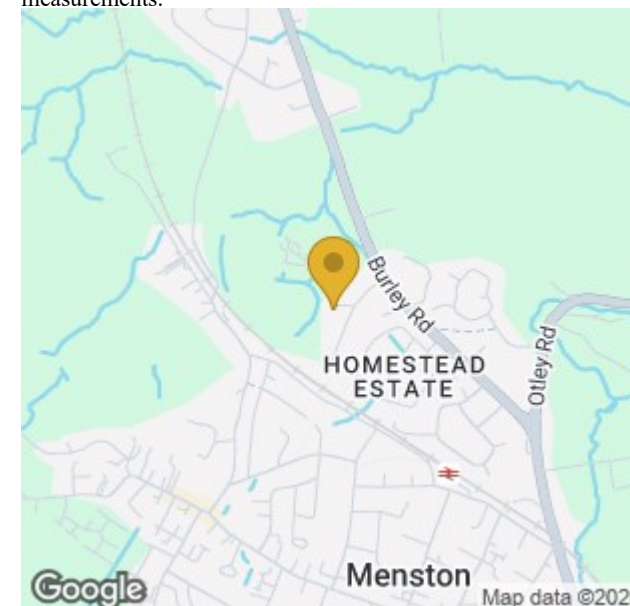
All measurements are approximate and for display purposes only.

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		
(69-80) C		75
(55-68) D	65	
(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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