









welcome to

Moorland Crescent, Menston Ilkley

HUGE POTENTIAL A well-located semi-detached home in the sought-after Menston, offering an exciting opportunity for modernisation and personalisation. The property comprises three bedrooms, two reception rooms, gardens, a driveway, and a detached garage. Available with no onward chain.













Menston

Menston Village is a highly sought-after area nestled between Guiseley and Burley in Wharfedale, approximately 11 miles from Leeds City Centre and about 5 miles from Ilkley. The village offers a selection of shops and pubs, with a broader range of amenities available in nearby Guiseley, just a short bus ride or drive away. Menston Train Station provides convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The village is also within the catchment area for several well-regarded primary and secondary schools, making it perfect for families. Surrounded by picturesque countryside, Menston offers pleasant walks and ample green space.

Hallway

With an understairs cupboard and stairs leading to the first floor.

Lounge

A good size room with a feature exposed stone fireplace.

Dining Room

A separate dining room, perfect for more formal dining and entertaining.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob and there are spaces for all other appliances.

Bedroom One

A double bedroom with fitted wardrobes.

Bedroom Two

A double bedroom with fitted wardrobes.

Bedroom Three

A single bedroom with space for free standing furniture.

Bathroom

Comprising a bath with shower over and a wash

hand basin.

Wc

A separate wc.

Loft

Accessed via a ladder with limited head height, a great storage space.

Outside

To the front and side there is private garden mostly laid to lawn with hedge borders and a driveway to the rear provides off street parking.

Garage

A single detached garage with light, power, dual aspect windows and a side access door.





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- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DESIRABLE LOCATION
- DETACHED GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£340,000







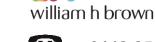


Please note the marker reflects the postcode not the actual property

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Property Ref: YEA107232 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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