



Moorland Crescent, Menston Ilkley LS29 6AF

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

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