



Croft Park | Menston | Ilkley | LS29 6LY

£490,000

TW | **TRANMER
WHITE**
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21 Croft Park | Menston
Ilkley | LS29 6LY
£490,000

A smart four-bedroom semi-detached property situated in the popular residential area of Croft Park. The accommodation is neutrally decorated, with fresh, recently fitted carpets throughout.

The property briefly comprises an entrance hall with a bedroom/reception room off, a downstairs WC, generous sitting room, dining room, breakfast kitchen, utility room, and conservatory, completing the ground floor.

To the first floor, there are two spacious double bedrooms, a further third bedroom, and a family bathroom.

Externally, the property benefits from pleasant gardens and a driveway to the front. To the rear, there are additional lawned gardens, a detached double garage, and further driveway parking.

- NO ONWARD CHAIN
- Private Rear Garden
- Double Garage
- Family Home
- Conservatory
- Three Bedroom Semi-Detached
- Parking For Up To Four Cars
- Sought-After Location
- Paved Seating Area
- Recently Re-Carpeted

GROUND FLOOR

Cloakroom

With a concealed unit WC, vanity basin, tiled floor and walls and a window to the side.

Office/Study

Including built in cupboards and display cabinets, and a window to the side.



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Sitting Room

19'03 x 12'04 (5.87m x 3.76m)

The sitting room features a stone and marble fireplace with a gas five flame coal effect fire. Additionally, bay windows to the front of the property flood the room with natural light and double glazed doors lead to the dining room.

Dining Room

15'09 x 10'07 (4.80m x 3.23m)

With a window to the rear.

Open Plan Dining Kitchen:

Kitchen

13'02 x 8'06 (4.01m x 2.59m)

Comprising a range of shaker style wall and base units, illuminated display cabinets, spotlights, 1 1/2 stainless steel sink and drainer, wood effect flooring and a window to the side. Appliances include a Neff dishwasher, fridge, freezer, eye level Neff oven and grill, and a Neff induction hob with extractor fan and hood over.

Dining Area

7'05 x 7'03 (2.26m x 2.21m)

With patio doors to the conservatory.

Conservatory

11'02 (max) x 15'05 (3.40m (max) x 4.70m)

With tiled flooring and a door giving access to the rear garden.

Utility Room

7'11 x 5'09 (2.41m x 1.75m)

A practical utility comprising a stainless steel sink, base and wall units, plumbing for a washing machine, tiled effect flooring and a tiled splash-back area. This room also houses the boiler, and has a window to the side and a door to the rear.

FIRST FLOOR

Landing

With a Velux window and large window to the side flooding the landing with natural light. There is also an airing cupboard and access to the boarded loft.

Bedroom

12'09 x 12'01 (3.89m x 3.68m)

A good sized double bedroom, with a window to the front of the property and a range of fitted wardrobes and dressers.

Bedroom

12'05 x 11'04 (3.78m x 3.45m)

Another double bedroom comprising fitted wardrobes, drawers, a window to the rear and access to the loft.





Bedroom

A single bedroom with a window to the front, eaves access and built in wardrobes and drawers.

Bathroom

Comprising a bath with shower over, bidet, WC, wash basin, tiled floor and walls, towel rail and a window to the rear.

OUTSIDE

Rear Garden

This attractive, rear garden features an ornamental circular paved seating area, as well as a paved patio and path leading to a further garden and garage. There are well stocked borders throughout and a lawned area, making this the perfect garden for both enjoyment and entertainment.

Front Garden

The front of the property has tiered lawned gardens with well stocked borders.

Garage

17'01 x 18'06 (5.21m x 5.64m)

A double garage.

Driveway

Tarmacadam drive providing parking for up to four cars.

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.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

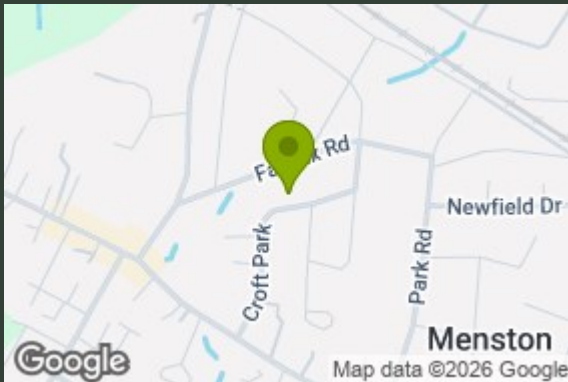
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

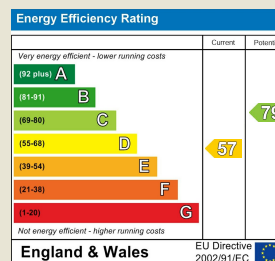


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Total Area: 147.6 m² ... 1588 ft²
 All measurements are approximate and for display purposes only.
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