



Rombalds Court | | Menston | LS29 6PX

Asking price £279,950

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# Rombalds Court | Menston | LS29 6PX Asking price £279,950

Nestled within a peaceful and quiet cul-de-sac, just a short stroll from the bustling centre of Menston, this beautifully presented, well-proportioned two-bedroom home boasts delightful gardens to three sides and convenient off-street parking.

The ground floor features a generous and inviting sitting room, alongside a stylish and well-appointed breakfast kitchen, perfect for modern family living. Upstairs, there are two comfortable and airy double bedrooms, complemented by a contemporary family bathroom.

A truly appealing home in a sought-after location, offering a perfect blend of charm, space, and convenience—ideal for first-time buyers, professionals, or downsizers.

- South Facing Rear Garden
- Allocated Off-Street Parking Space
- Cul De Sac Location
- Within A Brief Stroll of Village Amenities
- Two bedrooms
- End position
- Central village location
- Short walk to Menston train station

With gas central heating, the accommodation comprises:

## Ground Floor

### Breakfast Kitchen

10'1 x 11'4 (3.07m x 3.45m)

Entering into a homely Breakfast Kitchen with base and wall units as well as coordinated work surfaces and tiled splash back. Appliances include: oven, four ring gas hob with hood over and plumbing for a washing machine. A door leads out to a South facing garden.

### Sitting Room

11'4 x 14'2 (3.45m x 4.32m)

An inviting sitting room is positioned at the front of the property and features a gas fire with marble hearth. The sitting room also enjoys a pleasant outlook over the private front garden.

## First Floor

### Bedroom

10'1 x 11'4 (3.07m x 3.45m)

A double bedroom with a southerly aspect providing a lovely outlook over the rear garden.



Easily-maintained gardens wrap round three sides of the property.



### Bedroom

6'2 x 10'8 (1.88m x 3.25m)

With a window to front elevation and a recessed store cupboard.

### Bathroom

7'7 x 4'8 (2.31m x 1.42m)

A well-appointed bathroom comprising a bath with shower over, hand wash basin within a vanity unit, W.C and a window to the front elevation providing plenty of natural light.

### Outside

#### Front Garden

A low-maintenance, private gravelled front garden stretches round the side of the property and leads to the rear garden.

#### Rear Garden

A South facing rear garden with gravelled and paved areas as well as well-stocked flower beds.

#### Parking

An allocated parking space is conveniently positioned just beyond the rear garden. Ample visitor parking is also provided.

#### 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.

#### Council Tax

City of Bradford Metropolitan District Council Tax Band

#### Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford. It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

#### Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

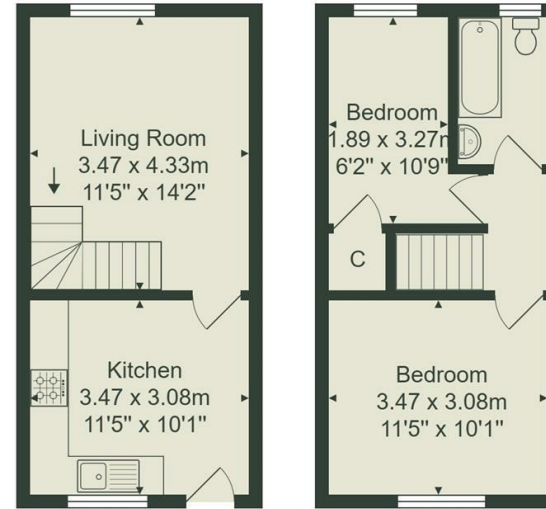
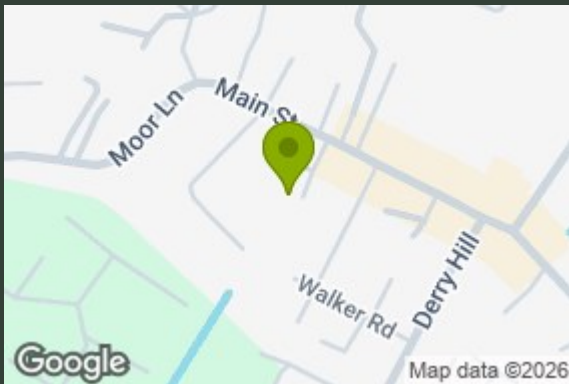
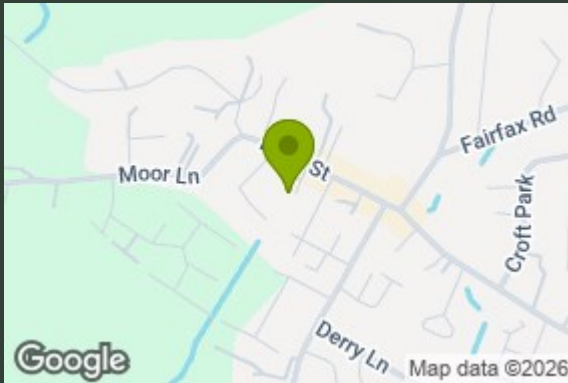
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### 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.

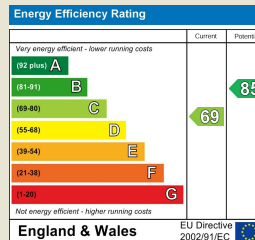
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



Ground Floor

First Floor

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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