



# The Wurlie

Victoria Avenue | | Menston | LS29 6ER

Asking price £1,100,000

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# The Wurlie

Victoria Avenue |

Menston | LS29 6ER

Asking price £1,100,000

A handsome stone built semi detached property offering exceptional family accommodation retaining many appealing period features, appointed throughout to an exceptional standard. The property has a delightful private long garden with a frontage onto Westbourne Drive and from a slightly elevated setting there are long distance views over Wharfedale.

- Impressive Victorian Semi Detached House
- Long Rear Garden And Outstanding Views To Rear Over Wharfedale
- High Quality Fitted Kitchen & Day Room
- Lower Ground Floor Playroom
- Garage & Extensive Off Road Parking
- Located In Very Popular Neighbourhood
- Sitting Room & Dining Room
- Utility Room & Cloakroom
- Six Bedrooms, Two Bathrooms & Shower Room
- EPC Rating E

## GROUND FLOOR

### Verandah Entrance

Leading to:

### Reception Hall

17'0" x 8'5" (5.18m x 2.57m)

An elegant and welcoming hallway with an impressive staircase. Part glazed entrance door with stained glass features. Moulded ceiling cornice and ceiling rose. Dado rail with panelling beneath.

### Sitting Room

20'6" x 14'0" (6.25m x 4.27m)

A large square bay window with stained glass features overlooks the front elevation. Slate fireplace with a tiled hearth housing a remote controlled gas fire. There are bespoke fitted cabinets to either side of the chimney breast. Window to the side elevation. Moulded ceiling cornice and ceiling rose.

### Family Room

18'0" x 17'8" (5.49m x 5.38m)

With a bay window to the front elevation. Granite interior fireplace, a granite hearth and wooden surround and housing a living flame gas fire. Moulded ceiling cornice.



The property, which has been imaginatively extended, includes an elegant hallway, a smart fitted kitchen with adjoining family room and two formal reception rooms on the ground floor. The upper floors include five bedrooms, a study, two bathrooms and a shower room. There is a garage and extensive off road parking to the gravelled forecourt, approached via electronically operated gates.



#### Kitchen

16'8" x 16'7" (both maximum measurements) (5.08m x 5.05m (both maximum measurements))  
Equipped to a high standard with an inset sink unit, an extensive range of fitted base and wall units incorporating cupboards, drawers and quartz work surfaces. Large matching breakfast bar. Integrated appliances include twin electric ovens and a ceramic hob and dishwasher. Space for a fridge freezer. Moulded ceiling cornice and recessed spotlights.

#### Adjoining Dining Room

13'0" x 13'0" (3.96m x 3.96m)  
A bright and airy living space with four Velux rooflight windows and double doors opening onto the rear garden. Long distance views across Wharfedale.

#### Utility Room

11'7" x 9'0" (maximum) (3.53m x 2.74m (maximum))  
With a stainless steel sink unit and fitted base and wall cupboards. Plumbing for an automatic washer and space for a dryer. External door giving access to the rear. A further door gives internal access to the garage.

#### Cloakroom

With a low suite wc and a wash basin with a cupboard beneath.

#### LOWER GROUND FLOOR

##### Playroom

12'5" x 10'6" (3.78m x 3.20m)  
With an understairs store cupboard and a door giving access to the rear of the house.

##### Central Heating Chamber

Housing the wall mounted gas fired central heating boiler.

##### Store Cellar

18'5" x 5'7" (5.61m x 1.70m)

#### FIRST FLOOR

##### Elegant Landing

Leading to:

##### Principal Bedroom

14'3" x 13'10" (4.34m x 4.22m)  
Plus door entry area. Windows to three sides enjoying long distance views over the valley. Moulded ceiling cornice and recessed spotlights.

##### En Suite Shower Room

With a large walk in shower, wash basin with a cupboard beneath and a low suite wc. Ceramic tiled walls. Chrome heated towel rail and recessed spotlights. Extractor fan.

##### Bedroom

15'0" x 14'0" (4.57m x 4.27m)  
With windows to two sides. Fitted wardrobe with store cupboard over. Moulded ceiling cornice.

##### Study/Bedroom

11'5" x 8'4" (3.48m x 2.54m)  
Currently used as a study and with extensive fitted furniture including a work station, cupboards and shelving.

##### Bathroom

With a modern white suite comprising a free standing bath, large walk in shower and a pedestal wash basin. Floor to ceiling linen cupboards. Heated towel rail. Recessed spotlights and a moulded ceiling cornice.

#### SECOND FLOOR

##### Landing

With a glazed skylight.

##### Bedroom

18'0" x 14'0" (5.49m x 4.27m)  
With a dormer window having long distance valley views. Two further windows to the side elevation. Recessed spotlights.



### Bedroom

15'4" x 14'6" (4.67m x 4.42m)

### Bedroom

11'6" x 8'6" (3.51m x 2.59m)

With a dormer window to the front elevation.

### Bathroom

With a panelled bath, large walk in shower, pedestal wash basin and a low suite wc. Ceramic tiling to the floor and walls. Recessed spotlights and a heated towel rail.

### OUTSIDE

#### Garage

18'0" x 11'7" (5.49m x 3.53m)

Approached by an electronically operated roller door. The garage is finished to a high standard with plastered and decorated walls and having recessed spotlights. The garage is currently used as a gymnasium. Steps lead up to a large mezzanine storage area over.

#### Grounds

To the front of the property is a large gravelled courtyard approached via electronically operated gates providing extensive off road parking.

To the rear of the house is a long and very private garden and from a slightly elevated setting there are magnificent views over Wharfedale. Immediately to the rear of the house there is a large stone flagged terrace and a sun loggia. There is a long lawned garden with flower beds and bordered by mature beech hedging. Towards the bottom of the garden there is a summerhouse and garden shed. The end of the gardens has a frontage to Westbourne Drive.

#### Planning

A previous planning application to build an additional dwelling accessed from Westbourne Drive was approved by Bradford Council on 28 November 2018. That approval has now expired. Plans and other information relating to this application (ref no 18/02551/FUL) can be access at: [www.bradford.gov.uk/planning-and-building-control/planning-applications](http://www.bradford.gov.uk/planning-and-building-control/planning-applications)

#### 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.

#### Council Tax

City of Bradford Metropolitan District Council Tax Band G.

#### 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.

#### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

#### 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>

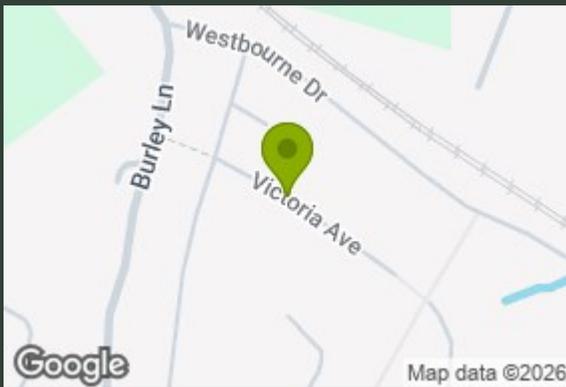


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Total Area: 332.4 m<sup>2</sup> ... 3578 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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