



66 LEATHLEY CRESCENT MENSTON LS29 6DH Asking price £340,000

FEATURES

- Attractive Recently Rendered Semi Detached Property
- Lawned West Facing Rear Garden With Flagged Patio Area
- Two Generous, Light & Airy Reception Rooms
- Three Good Sized Bedrooms & A House Bathroom With A White Suite
- Would Now Benefit From Some Modernisation
- Short Stroll From Menston Village Centre With Its Amenities & Transport Links
- Driveway For Numerous Cars & Single Detached Garage With Light & Power
- Entrance Porch, Hallway & Fitted Kitchen With Pantry
- Tenure Freehold / EPC Rating D / Council Tax Band C
- Ideal Opportunity For A Variety Of Buyers



Attractive 3 Bed Semi With West Facing Garden In Menston

Located in a popular residential area, just a short stroll from Menston Park, this semi-detached house presents an excellent opportunity for those seeking a family home with potential. Spanning an impressive 968 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The single bathroom is thoughtfully designed, catering to the needs of modern living.

A notable highlight is the west-facing rear garden, which is beautifully lawned and includes a flagged patio area, perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

One of the standout features of this property is the generous parking, and single detached garage ensuring convenience for residents and visitors alike.

Situated just a short stroll from Menston Village Centre, residents will benefit from a variety of local amenities, including transport links, shops, cafes, and schools, all within easy reach. Menston is known for its friendly community and excellent local amenities, making it an ideal place to settle down.

While the property is in good condition, it would benefit from some modernisation, allowing you to put your personal touch on it and create the perfect living space. With its appealing layout and practical features, this semi-detached house is a wonderful opportunity for anyone looking to make a home in this popular village.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Porch

A useful space for coats and shoes with double glazed door and side screens.

Entrance Hall

A welcoming entrance with attractive original door and stained glass. Stairs up to the first floor and radiator.

Sitting Room 12'1" x 11'9" (3.68m x 3.58m)

A light and airy room with bay window to the front elevation. Fitted gas fire having a limestone hearth, ceiling cornice, two wall light points and radiator.

Family Room 12'5" x 11'9" (3.78m x 3.58m)

Another generous reception room adjoining the kitchen, having the potential to be opened up to create a dining kitchen subject to the necessary approvals. Stone fireplace housing a fitted gas fire, radiator and window to the rear elevation overlooking the rear garden.

Kitchen 13'0" x 6'1" (3.96m x 1.85m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset sink unit with mixer tap and integrated electric double oven with a four ring gas hob having an extractor over. Space for an undercounter fridge, plumbing for an automatic washing machine and dishwasher and useful recessed pantry cupboard with window. Breakfast bar, radiator, door out to the side and window to the rear elevation.

First Floor

Landing

With access to the roof void and window to the side elevation.

Bedroom 1. 12'2" x 11'9" (3.71m x 3.58m)

A good sized double bedroom with airing cupboard, radiator and window to the rear elevation.

Bedroom 2. 12'2" x 11'2" (3.71m x 3.40m)

With fitted wardrobe, radiator and window to the front elevation.

Bedroom 3. 8'11" x 8'10" (2.72m x 2.69m)

A decent third bedroom, an ideal child's bedroom or an office for those working from home with radiator and window to the front elevation.

Bathroom

With a white suite comprising a panelled bath with electric shower over, wash basin with cupboards under and low suite w.c. Heated towel rail, fully tiled walls and window to the rear elevation.

Outside

To the front of the property there is a driveway providing off road parking for numerous vehicles with a detached garage situated at the top of the drive having an up and over door, light and power. The lawned rear garden is west facing enjoying the last of the afternoons sun with outside tap and flagged patio ideal for outdoor entertaining.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to:

<https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band C. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

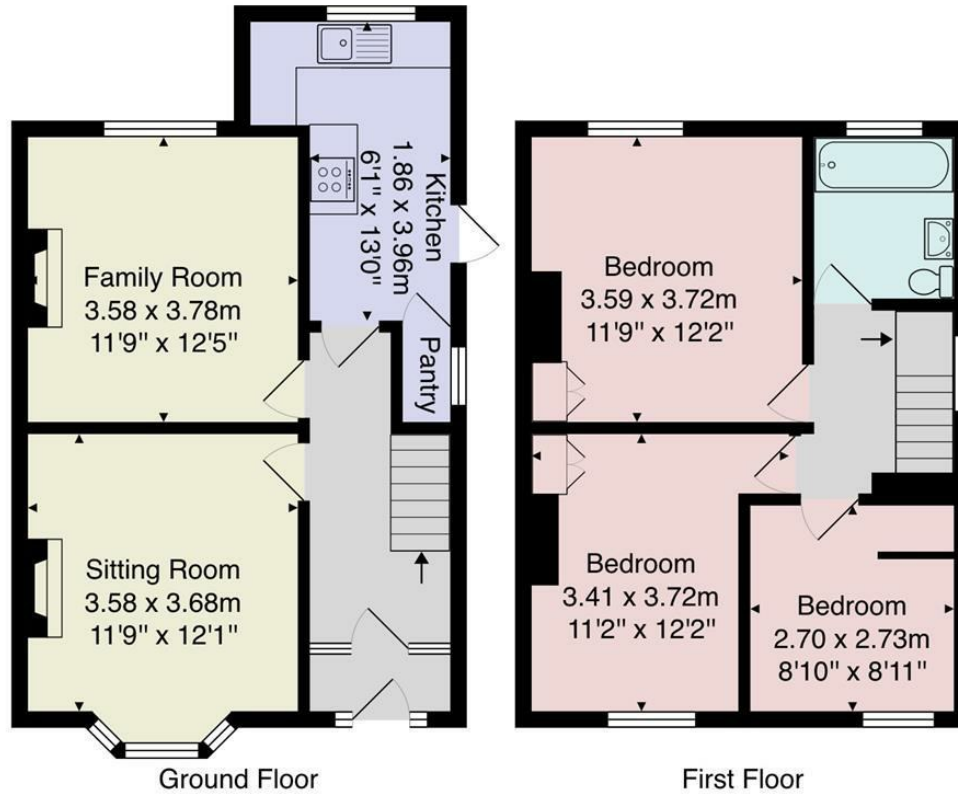
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



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Total Area: 90.0 m² ... 968 ft²

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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Call us on 01943 889010
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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