



Dicks Garth Road | | Menston | LS29 6HF

Asking price £198,500

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

Dicks Garth Road |  
Menston | LS29 6HF  
Asking price £198,500

A handsome stone built terrace house offering well proportioned accommodation and occupying a particularly convenient setting within a short walk of village amenities. The property incorporates an entrance porch, a good sized sitting room and a kitchen on the ground floor. The upper floors provide two excellent double bedrooms and a bathroom. There is an easily maintained west facing courtyard garden.

- Traditional Stone Built Terrace House
- Popular & Established Neighbourhood
- Sitting Room
- Two Double Bedrooms
- West Facing Courtyard Garden
- Ideal First Time Purchase
- Short Walk To Village Centre
- Fitted Kitchen
- Bathroom
- Council Tax Band B / EPC Rating E

#### GROUND FLOOR

##### Entrance Vestibule

4'5" x 3'6" (1.35m x 1.07m)

With a panelled entrance door and a quarry tiled floor. Windows to two sides.

##### Sitting Room

14'5" x 13'3" (4.39m x 4.04m)

With a window to the front elevation. Fitted gas fire with a back boiler serving the heating system. Moulded ceiling cornice and ceiling rose. Two wall light points.

##### Kitchen

17'5" x 4'9" (5.31m x 1.45m)

Fitted with a range of base and wall units incorporating cupboards, drawers, coordinating work surfaces and inset sink. Provision for a gas cooker and plumbing for a washing machine. Quarry tiled floor. Window to the front elevation.

#### LOWER GROUND FLOOR

##### Store Cellar

14'6" x 7'6" (4.42m x 2.29m)



A handsome stone built terrace house offering well proportioned accommodation and occupying a particularly convenient setting within a short walk of village amenities.



## FIRST FLOOR

### Landing

With an understairs store cupboard.

### Bedroom

14'3" x 13'4" (4.34m x 4.06m)

Window to the front elevation. Moulded ceiling cornice and store cupboard.

### Bathroom

With a white suite comprising a panelled bath having a shower over, pedestal wash basin and a low suite wc. Part wall tiling. Airing cupboard.

## SECOND FLOOR

### Bedroom

18'7" x 13'6" (5.66m x 4.11m)

With two Velux windows. Fitted shelves.

## OUTSIDE

### Courtyard Garden

To the front of the property is a stone flagged courtyard garden with a flower bed, enjoying a westerly aspect.

## 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 B

## 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>

## Please Note

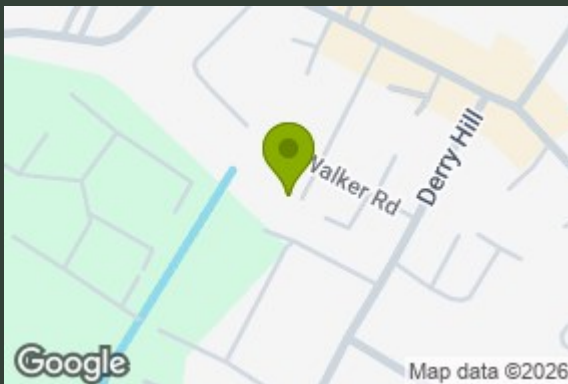
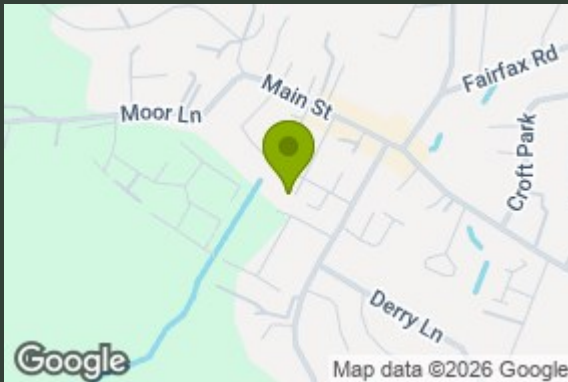
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

## 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.

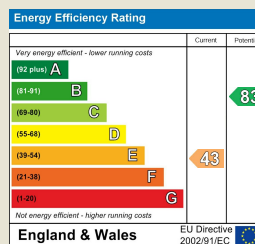
Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



Total Area: 96.2 m<sup>2</sup> ... 1035 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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