



Cleasby Road | | Menston | LS29 6HN

Asking price £515,000

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66 Cleasby Road |  
Menston | LS29 6HN  
Asking price £515,000

An impressive and attractive four-bedroomed stone-built end terrace property, occupying a highly regarded and convenient residential position in the heart of Menston, just a short and pleasant walk from a range of excellent local amenities including shops, schools and the train station.

The spacious and well-balanced accommodation offers generously proportioned rooms ideally suited to comfortable family living. The ground floor features elegant reception rooms, including a charming sitting room with an attractive bay window to the front, creating a light-filled and welcoming space. To the rear, there is a dining room opening to a well-appointed kitchen, enjoying a pleasant outlook over the enclosed rear garden.

To the first and second floors there are four good-sized and versatile double bedrooms, together with a house bathroom and a separate WC.

Externally, the property benefits from neatly maintained gardens to both the front and rear, and, being in an end position, enjoys the additional advantage of valuable side access.

- Imposing stone built end terrace
- West facing rear garden
- Potential to create off road parking.
- No onward chain
- Four double bedrooms
- Open plan dining kitchen
- A short walk to the train station
- There is the potential to create off road parking via the rear access lane.

## GROUND FLOOR

### Entrance Hall

A welcoming entrance hallway accessed via a glazed front door. Beautiful high ceilings with moulded ceiling corning.

### Cellar head

There is a window to the side and a useful storage/ pantry. Wall mounted boiler and consumer unit.



An impressive and attractive four-bedroom stone-built end terrace property, occupying a highly regarded and convenient residential position in the heart of Menston.



### Sitting Room

14'11" x 10'11" (4.55m x 3.33m)

With a bay window to the front elevation, allowing plenty of natural light, and attractive ceiling corning. The fireplace serves as a lovely focal point, featuring a wooden surround, marble inset, and a living flame gas fire.

### Dining Area

16'4" x 17'4" (4.98m x 5.28m)

With a window to the rear elevation. Bespoke built display cabinet and cupboards to to each side of the chimney recesses. Dado rail. Living flame gas fire in a wooden surround with marble inset and hearth.

### Kitchen

13' x 11'10" (3.96m x 3.61m)

A lovely light space, benefiting from a window to the side elevation, a bay window to the rear, and a door providing additional side access.

There is an extensive range of Shaker-style wall and base units complemented by solid wood worktops and tiled splashbacks. The kitchen is well equipped with plumbing for a washing machine, an integrated Bosch oven with induction hob and extractor fan over, as well as an integrated dishwasher, fridge and freezer.

Additional features include a heated towel rail, a one-and-a-half bowl sink with drainer, tiled flooring, and spotlights to the ceiling.

### FIRST FLOOR

Half landing area with a window to the side elevation.

### Bedroom One

13'10" x 12'0" (4.22m x 3.66m )

With a window to the front elevation. A extensive range of built in wardrobes, bedside drawers and over store cupboards.

### Bedroom Two

12'02" x 11'08" (3.71m x 3.56m)

With a window to the rear elevation. Quadruple wardrobes.

### Bathroom

8'05" x 7'06" (2.57m x 2.29m )

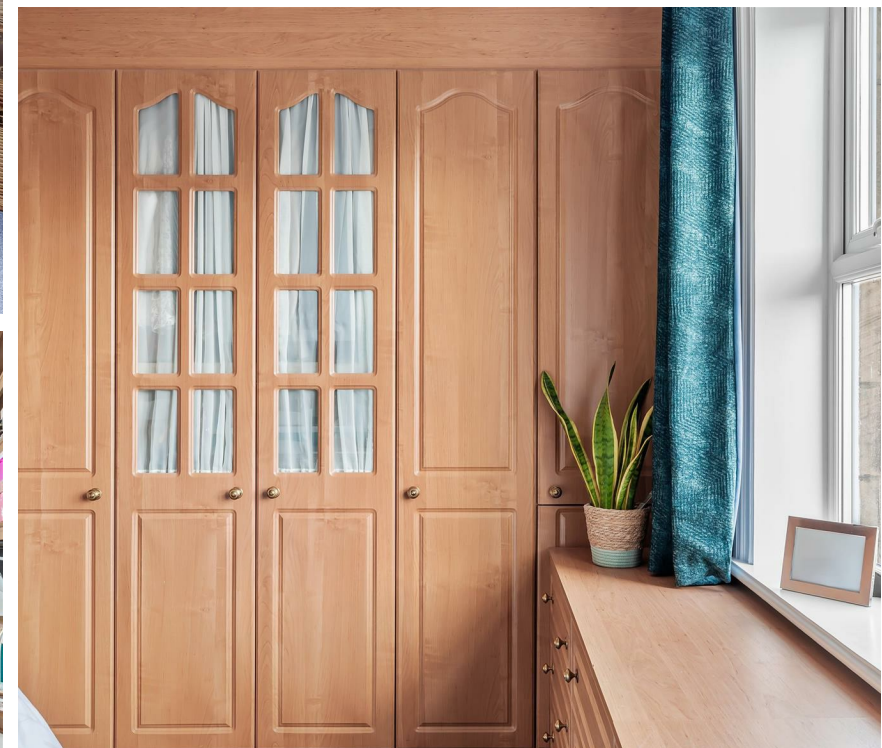
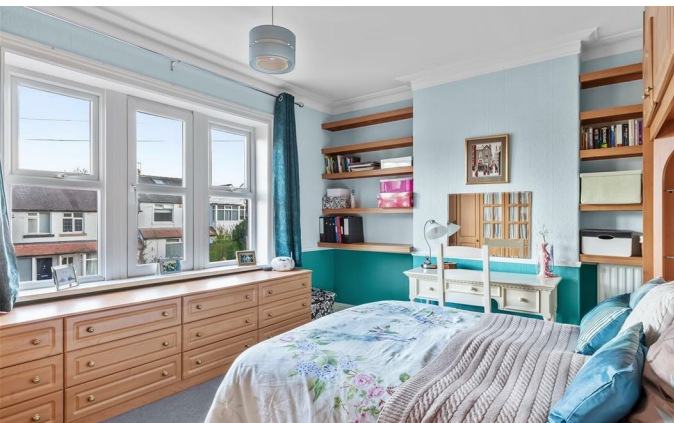
With a window to the rear elevation. Fitted with a suite comprising a panelled bath with a shower over, pedestal wash basin and a low suite w.c. and tiling to the splash areas. There is laminate flooring. There is also a large airing cupboard.

### Cloakroom

A useful separate WC with a window to the side elevation and laminate flooring.

### SECOND FLOOR





### Bedroom Three

14'10 x 10'04 (4.52m x 3.15m)

With a dormer window to the front elevation, access to useful eaves storage and a pine panelled ceiling.

### Bedroom Four

14'09 x 11'05 (4.50m x 3.48m )

Access to the eaves, velux window. As well as built in cupboards.

## OUTSIDE

### Gardens

To the front of the property is an attractive, gated, low-maintenance garden incorporating a neat raised planting bed and a flagged frontage. A pathway leads directly to the entrance door, creating a welcoming approach.

A further gated pathway runs down the side of the property, providing convenient access to the rear garden.

To the rear, the property enjoys a generous, level lawned garden complemented by a decked seating area, a flagged patio ideal for outdoor dining and entertaining, and raised beds. There is also an outside tap for practicality. The garden is fully enclosed by secure fencing, with gated access leading onto the rear access lane. There is the potential to create off road parking via the rear access lane.

### 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 E.

### Tenure

We are informed by the client/s that the property is freehold.

### 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.

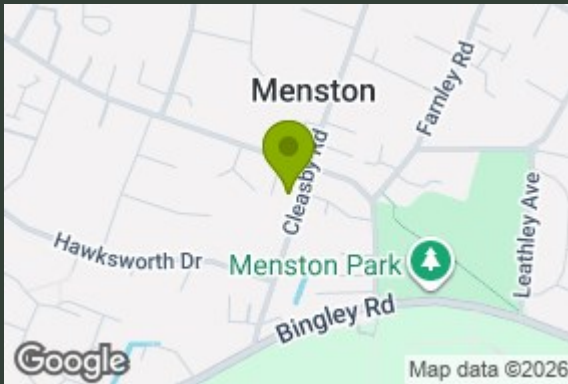


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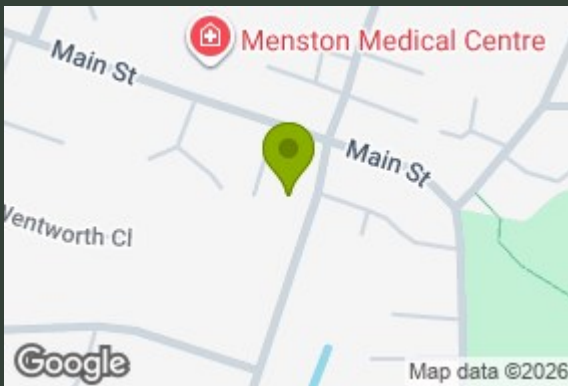




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Total Area: 139.1 m<sup>2</sup> ... 1497 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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