



## 3 Beamsley Close, Ilkley, LS29 6FG Offers in excess of £585,000

Goodmove are proud to present this 5 bedroom detached house for sale on Beamsley Close, Menston, Ilkley.

On the ground floor, the main entrance opens into a central hallway with access to a compact study at the front, ideal for home working. To the rear, there is a spacious kitchen that connects to a separate dining area, creating a practical layout for everyday living and entertaining. A utility room with WC sits just off the kitchen for added convenience. At the back of the house, a bright garden room provides additional living space and opens onto a rear porch. The ground floor also includes internal access to a garage.

The first floor features a large lounge/bedroom area spanning much of the level, offering flexibility as either a main living room or an additional bedroom. There is also a gym (or optional room use), a bathroom, and a further bedroom. This floor provides versatile accommodation suited to different lifestyle needs.

On the second floor, there are three bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the remaining two bedrooms are served by a separate family bathroom. This level is well arranged for privacy and comfortable family living.

Menston enjoys an enviable setting amidst unspoilt open countryside, just a short drive from the local towns of Ilkley, Guiseley and Otley, and yet is well positioned for the West Yorkshire business traveller with good road access



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- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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