



8 GRANGE AVENUE MENSTON LS29 6HD

Asking price £350,000

FEATURES

- Attractive Semi-Detached In The Heart Of Menston Village
- Welcoming Entrance Hall & Elegant Sitting Room With Bay Window
- Two Double Bedrooms & Further Single Bedroom/Home Office
- Detached Garage & Driveway For Off Road Parking
- Ideal Opportunity For A Variety Of Buyers
- Delightful Westerly Facing Rear Garden With Flower Borders
- Open Plan Dining Kitchen With Feature Decorative Cast Iron Range
- House Bathroom Comprising A White Three Piece Suite
- Tenure Freehold / EPC Rating D / Council Tax Band D
- Close To Villages, Amenities, Schools & Transport Links



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ESTATE AGENTS

3 Bedroom Semi With Westerly Facing Garden In The Heart Of Menston

Situated in an enviable cul-de-sac in the heart of Menston, this attractive semi-detached house on Grange Avenue offers a delightful blend of comfort and style. Spanning approximately 800 square feet, the property features a welcoming entrance hall and a well-appointed reception room that boasts an elegant bay window, allowing natural light to flood the space and create a warm, inviting atmosphere.

The heart of the home is the open-plan dining kitchen, which is enhanced by a decorative cast iron range, adding a touch of character and charm. This area is perfect for both family meals and entertaining guests, providing a seamless flow between cooking and dining.

The property comprises three bedrooms, including two generously sized double bedrooms, ideal for families or those seeking extra space for guests or a home office. The layout is practical and functional, ensuring that every corner of the home is utilised effectively.

The bathroom is conveniently located, ensuring practicality for everyday living. Outside, the delightful westerly facing rear garden is a true highlight, adorned with beautiful flower borders that create a serene outdoor retreat. This garden is perfect for enjoying sunny afternoons or hosting summer barbecues.

Additionally, the property offers parking and a detached garage, a valuable asset in this desirable area. With its prime location in the heart of Menston village, residents will benefit from a friendly community atmosphere and easy access to local amenities.

This semi-detached house is an excellent opportunity for families or professionals alike seeking a comfortable home in a picturesque setting. Don't miss the chance to make this lovely property your own.

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

Entrance Hall

A welcoming entrance hall having a composite entrance door with attractive stained glass window to the front elevation. Stairs to the first floor with useful storage under, radiator and oak flooring.

Sitting Room 11'10" x 11'7" (3.61m x 3.53m)

A lovely light and airy reception room having a feature fireplace housing a gas fire. Radiator, oak parquet flooring and bay window to the front elevation.

Dining Kitchen 18'2" x 10'5" (5.54m x 3.18m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with upstands. Inset sink unit with mixer tap, integrated dishwasher, washing machine and electric oven with a four ring gas hob having a stainless steel hood over. Cupboard housing the central heating boiler, space for a freestanding fridge/freezer and terrific decorative cast iron range with tiled hearth. Fitted alcove cupboard, oak flooring, radiator, dual aspect with windows to the side and rear elevation with door out to the rear garden.

First Floor

Landing

With window to the side elevation.

Bedroom 1. 11'11" x 11'4" (3.63m x 3.45m)

A good sized double bedroom with radiator and bay window to the front elevation.

Bedroom 2 11'5" x 10'11" (3.48m x 3.33m)

Another generous double bedroom with radiator and window to the rear elevation overlooking the rear garden.

Bedroom 3 6'4" x 6'2" (1.93m x 1.88m)

Currently being used as an office, ideal for those working from home with radiator and enjoying a dual aspect with windows to the front and side elevation.

Bathroom

Having a white three piece suite comprising a panelled bath with shower over, low suite w.c and wall hung wash hand basin. Radiator with heated towel rail, part tiled walls, mosaic tiled floor and window to the rear elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

The property enjoys a westerly facing rear garden with flowers borders and flagged patio, ideal for outdoor entertaining and enjoying the afternoon sun. A detached garage provides useful storage with parking for one vehicle available to the front. There is also a seating area with flowers borders to the front of the property.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Street Parking

Please Note Grange Avenue Is A Private Road & Not Adopted By The Council.

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

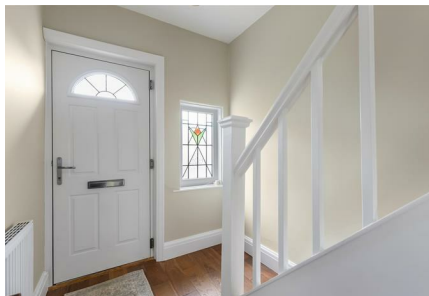
For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band. 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.



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Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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.

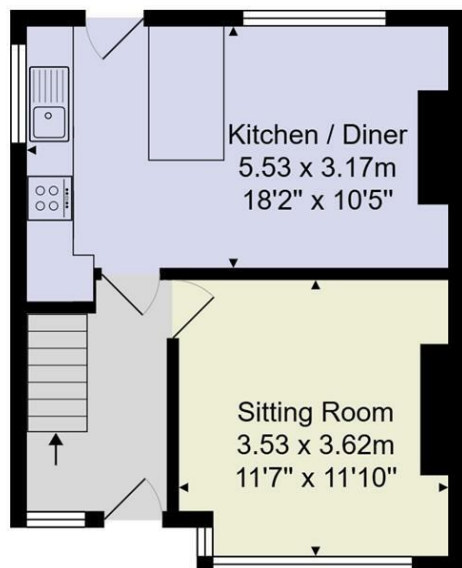
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

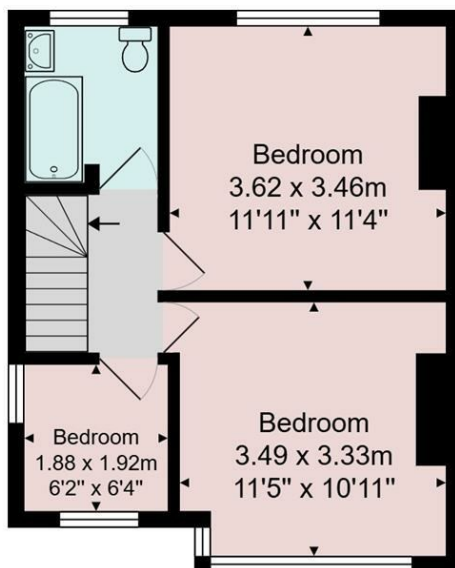
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

Total Area: 73.9 m² ... 796 ft²

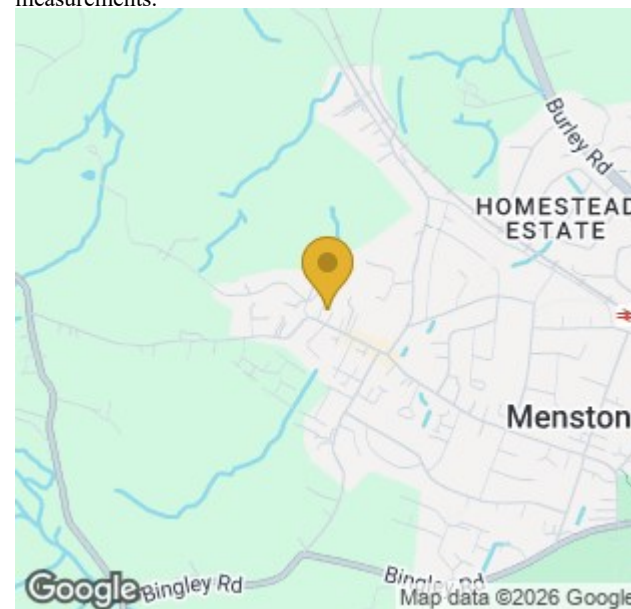
All measurements are approximate and for display purposes only.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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.



Call us on 01943 889010

info@shanklandbarracrough.co.uk

www.shanklandbarracrough.co.uk

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