



3 Beamsley Close, Ilkley, LS29 6FG Offers in excess of £600,000

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



Disclaimer

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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