



Brooklands Way, Menston Ilkley LS29 6PP

welcome to

Brooklands Way, Menston Ilkley

Stylishly renovated three double bedroom home in a sought-after location, offering modern, high-spec living throughout. Features include a sleek kitchen with breakfast bar, spacious lounge with log burner, versatile living space, ample parking, and a low-maintenance garden perfect for entertaining.



Menston

Menston Village is a highly sought-after area nestled between Guiseley and Burley in Wharfedale, approximately 11 miles from Leeds City Centre and about 5 miles from Ilkley. The village offers a selection of shops and pubs, with a broader range of amenities available in nearby Guiseley, just a short bus ride or drive away. Menston Train Station provides convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The village is also within the catchment area for several well-regarded primary and secondary schools, making it perfect for families. Surrounded by picturesque countryside, Menston offers pleasant walks and ample green space.

Entrance Hall

A spacious and versatile hallway that doubles as both a dining area and a home office. The generous proportions allow for comfortable multi-purpose use, creating a practical yet stylish space ideal for everyday living, working, and entertaining.

Kitchen/Diner

A modern kitchen finished to a high spec and featuring sleek gloss cabinet doors and granite worktops that reflect light and enhance the sense of space. Fully integrated appliances are seamlessly built in, maintaining a clean and streamlined finish. A stylish breakfast bar provides both a practical workspace and casual dining area, complemented by contemporary seating. Premium finishes, minimal detailing, and carefully considered lighting create a sophisticated and polished look throughout.

Lounge

A spacious, contemporary lounge featuring a cosy log burner set beneath a rustic wood lintel, adding character and warmth. Double glass doors open into the kitchen/diner and a separate door into the hallway, allowing natural light to flow through while creating an open, airy feel.

Bedroom One

A spacious double bedroom with ample room for

free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A double bedroom with space for free standing furniture.

Bathroom

A fully tiled, modern bathroom finished to a high specification, featuring a sleek and contemporary design. The space includes a stylish shower cubicle, a WC, and a hand basin with integrated storage below, combining practicality with a clean, streamlined look.

Outside

The front of the property provides generous off-street parking, comfortably accommodating multiple vehicles, making it both practical for everyday use and ideal for households with more than one car or visiting guests.

To the rear, the garden has been thoughtfully designed for low maintenance and usability. A neatly laid artificial lawn offers a touch of greenery without the upkeep, while a spacious paved patio area provides ample room for outdoor furniture, entertaining, or dining. The combination of surfaces creates a versatile outdoor space that can be enjoyed throughout the year.



view this property online williamhbrown.co.uk/Property/YEA107386



welcome to

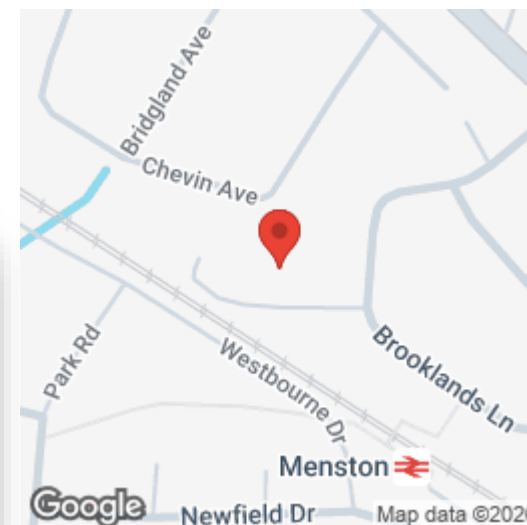
Brooklands Way, Menston Ilkley

- **OPEN DAY SAT 23RD MY 12:30-1:30PM - PHONE TO BOOK A SLOT**
- FULLY RENOVATED DETACHED BUNGALOW
- HIGH SPECIFICATION THROUGHOUT
- STYLISH KITCHEN/DINER & CONTEMPORARY BATHROOM
- THREE DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.williamhbrown.co.uk/Property/YEA107386) [williamhbrown.co.uk/Property/YEA107386](https://www.williamhbrown.co.uk/Property/YEA107386)



Property Ref:
YEA107386 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)