



8 Butterwick

Norwood Drive | | Menston | LS29 6GE

Asking price £585,000

TW TRANMER
WHITE
Trusted Estate Agents

8 Butterwick

Norwood Drive |

Menston | LS29 6GE

Asking price £585,000

****Ask about Part Exchange****

A handsome Victorian terrace house enjoying an open outlook and located on a much admired private estate with about 200 acres of shared parks and woodland. The property incorporates a welcoming hallway with a cloakroom, a large open plan sitting room, kitchen and utility room on the ground floor. At first floor level there is a principal bedroom with en suite shower room and dressing room, three further bedrooms and a bathroom. There are two allocated parking spaces and an enclosed garden.

- Spacious Victorian Family Home
- Kitchen & Utility Room
- Principal Bedroom With Dressing & Shower Rooms En Suite
- 2 Parking Spaces
- Council Tax Band F / EPC Rating C
- Welcoming Hallway With Cloakroom
- Large Open Plan Sitting Room
- 3 Further Bedrooms, Bathroom & Shower Room
- Enclosed Garden
- ****Ask about Part Exchange****

GROUND FLOOR

Reception Hall

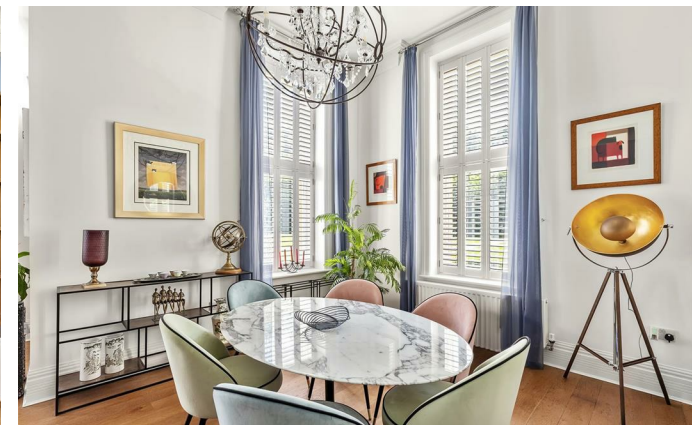
Cloakroom

With a low suite wc and wash basin.

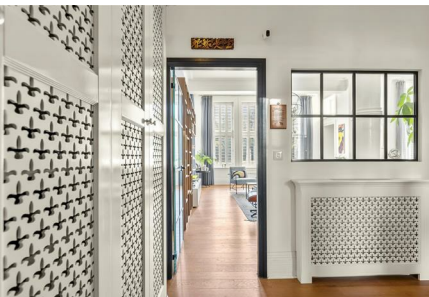
Sitting Room

28'9" x 22'6" (8.76m x 6.86m)

A large open plan living space with windows to two sides and having ample space for a dining table.



A handsome Victorian terrace house enjoying an open outlook and located on a much admired private estate with about 200 acres of shared parks and woodland.



Breakfast Kitchen

15'0" x 14'9" (4.57m x 4.50m)

With an inset sink having a mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Integrated appliances include an oven, grill and induction hob, fridge, freezer and dishwasher. Recessed spotlights.

Utility Room

With a sink, plumbing for an automatic washer and space for a dryer.

FIRST FLOOR

Landing

()

giving access to:

Principal Bedroom

15'5" x 12'10" (4.70m x 3.91m)

En Suite Dressing Room

9'2" x 6'10" (2.79m x 2.08m)

En Suite Shower Room

With a tiled shower cubicle, wash basin on a wooden plinth and a low suite wc. Part wall tiling. Wooden floor.

Bedroom 2

12'6" x 11'2" (3.81m x 3.40m)

En Suite Shower Room

With a tiled shower cubicle, wash basin on a wooden plinth and a low suite wc. Chrome heated towel rail. Recessed spotlights.

Bedroom 3

11'7" x 10'10" (3.53m x 3.30m)

Bedroom 4

12'0" x 9'2" (3.66m x 2.79m)

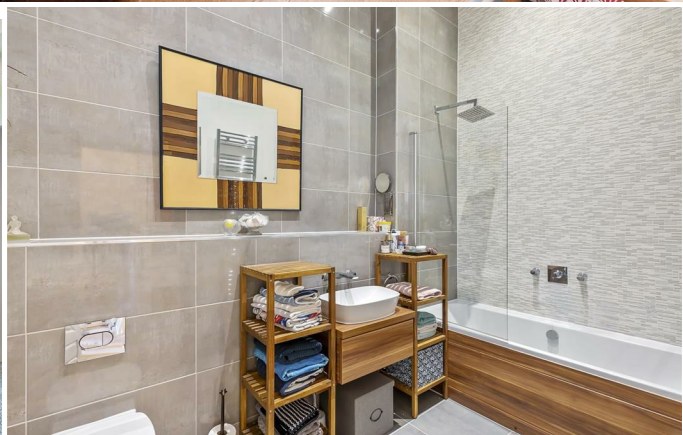
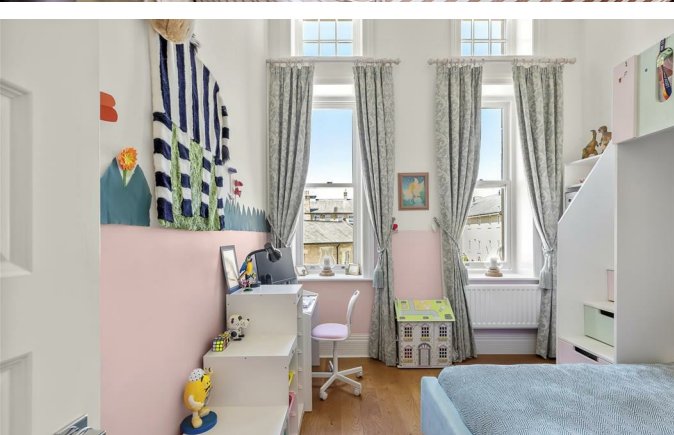
OUTSIDE

Parking

There are two allocated parking spaces.

Garden

There is a neat enclosed lawned garden to the rear of the house.



Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.

It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

Council Tax

City of Bradford Metropolitan District Council Tax Band F.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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.

Tenure

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



The property incorporates a welcoming hallway with a cloakroom, a large open plan sitting room, kitchen and utility room on the ground floor. At first floor level there is a principal bedroom with en suite shower room and dressing room, three further bedrooms and a bathroom. There are two allocated parking spaces and an enclosed garden.





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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>