





6 NORWOOD AVENUE, MENSTON LS29 6FW

Asking price £750,000

FEATURES

- Stone Built 4 Bedroom Detached House Constructed In 2018
- Large Garden Plot With Extensive Lawned Areas Including A Westerly Facing Rear Garden
- Superb Living And Dining Kitchen, Fully Integrated With Appliances And With Bi-Folding Doors The Rear Garden
- Stylish Modern Fully Tiled House Bathroom, En-Suite And Downstairs WC
- Light and Airy Sitting Room With French Doors To The Rear Garden
- Valuable Study / Snug Or An Ideal Playroom For Younger Children
- Driveway Parking And A Good Sized Garage
- Excellent EPC Rating B / Tenure Freehold / Council Tax Band G

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4 Bedroom House - Detached located in Menston

Well placed within in the charming village of Menston, this attractive detached house, built in 2018, offers a perfect blend of modern living and comfort. Spanning an impressive 1,522 square feet, the property boasts a light and airy atmosphere, enhanced by its excellent EPC rating of B, ensuring energy efficiency and sustainability.

Upon entering, you are greeted by a welcoming hallway, which gives access to the ground floor rooms including the spacious sitting room that provide ample space for relaxation and entertaining and a valuable second reception area, currently used as a study but would also be a perfect playroom for those with younger children. The heart of the home is undoubtedly the superb living and dining kitchen, which features bi-folding doors that seamlessly connect the indoor space to the large, fully enclosed garden. This delightful garden, with its westerly aspect, is perfect for enjoying the afternoon sun and offers a wonderful space for outdoor gatherings or quiet moments of reflection.

The property comprises four well-proportioned bedrooms, including a principal suite with an en-suite bathroom, ensuring privacy and convenience. Additionally, there is a stylish modern house bathroom and a downstairs WC, catering to the needs of family living.

Parking is a breeze with a driveway and a good sized garage, making this home not only practical but also ideal for families or those who enjoy hosting guests.

A great location, close to stunning countryside walks, whilst being just a short stroll from the village amenities, school and train station.

In summary, this modern detached house on Norwood Avenue is a fantastic opportunity for anyone seeking a stylish and spacious family home in a desirable location. With its contemporary design, generous living spaces, and beautiful garden, it is sure to impress.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in Otley.

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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway
A lovely welcoming hallway having a composite outer door to the front elevation with glazed side panels. Central heating radiator, the staircase to the first floor and a deep storage cupboard.

Sitting Room 22' x 11'9" (6.71m x 3.58m)
Window to the front and French doors to the rear garden and two central heating radiators.

Study / Snug or Playroom 9'4" x 7'1" (2.84m x 2.16m)
Windows to the front and side elevations, this valuable room is currently used as a study / snug but would also make for a great playroom for those with younger children. Central heating radiator.

Living & Dining Kitchen 20'9" x 12'6" (6.32m x 3.81m)
The hub of the home, this fabulous living and dining kitchen is the perfect area for both family time and for entertaining with friends. Excellent range of kitchen units, fully integrated with appliances and with ample granite work surfacing space for those would be chefs and bakers. Once again very light and airy having both a window and bi-folding doors to the fully enclosed westerly facing garden.

Utility & Downstairs WC
Utility area having space for a washer, a kitchen unit having a worksurface over and a sink unit. Door to the downstairs wc. Thewc is fitted with a smart two piece suite in white, complemented by fully tiled walls, a window and an extractor fan.

First Floor Landing
Having a large double storage cupboard which also house the central heating boiler, so a perfect airing cupboard, a window to the rear and the access hatch to the loft space.

Bedroom 1. 13'7" minimum x 9'5" (4.14m minimum x 2.87m)
Having a window to the front elevation and a central heating radiator. In addition to the measurements, as you enter the room there is an excellent range of fitted wardrobes with sliding fronts providing excellent hanging and storage space.

En-Suite
Fitted with a stylish modern designed three piece suite in white comprising a large walk in shower with a glazed screen, a wall hung vanity unit with a sink over and a low level wc. Complemented by fully tiled walls and flooring, a central heating radiator, window and an extractor fan.

Bedroom 2. 12'7" x 9'8" (3.84m x 2.95m)
Having fitted sliding front wardrobes to one wall, a central heating radiator and a window to the side elevation.

Bedroom 3. 12' x 8'11" (3.66m x 2.72m)
Central heating radiator, windows to the front and side elevations.

Bedroom 4. 9'9" x 6'5" (2.97m x 1.96m)
Central heating radiator and a window to the front elevation.

House Bathroom
Fitted with a modern three piece suite comprising a panelled bath with a shower and a screen over, a wall hung vanity unit with a wash hand basin over and a low level wc. The bathroom is complemented by fully tiled walls and flooring, has a central heating radiator, window and an extractor.

Outside
The property stands within a very generous proportioned plot. As you approach the house to the front the private road (with access to three properties including this one) leads to the driveway and the garage (19'10" x 9'5"). There is a neat lawned garden to both sides of the private access road providing a lovely setting to the house. Moving around to the rear is a great sized garden, ideal for all the family to enjoy, private enclosed by stone walling and fencing. The rear garden enjoys a westerly aspect, making it perfect for the afternoon and early evening summer sunshine.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Driveway & Garage
Each house in the area contributes to the estate management costs with the current charge for this being £16.73 per month or £200.76 pa.

Council Tax
Leeds City Council Tax Band G. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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

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.











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ









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.

Norwood Avenue, Menston, LS29

Main House = 141.4 sq m / 1522 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 158.6 sq m / 1707 sq ft

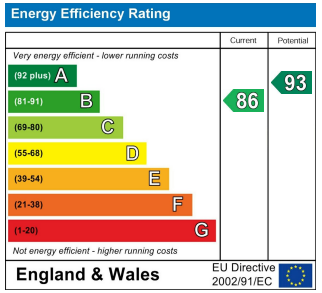


Ground Floor

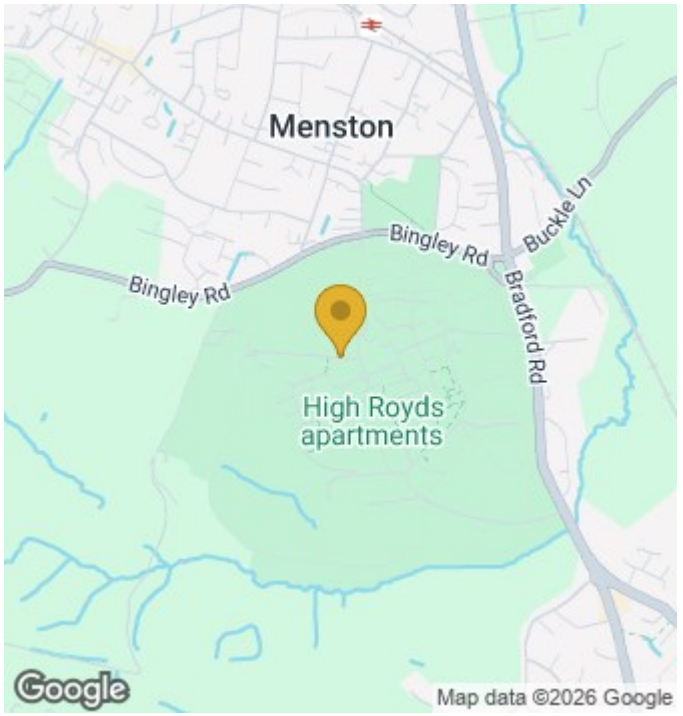
First Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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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.



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