



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Station Road, Menston, LS29

## £385,000



An impressive two bedroom home just short walk from Menston train station.

The current owners have tastefully refurbished the property throughout taking care to retain characterful features yet offering a stylish finish. The home is filled with natural light thanks to large windows in most rooms and in particular the feature staircase. To the ground floor, there is a newly appointed kitchen with a separate utility area, two generous reception rooms, one of which features a beautiful bay window overlooking the front garden. Upstairs there are two spacious double bedrooms and a stylish house bathroom. Outside, there is a single garage and established gardens to the front and side of the property. The property comes to the market with NO ONWARDS CHAIN.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. With village amenities available locally and further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.

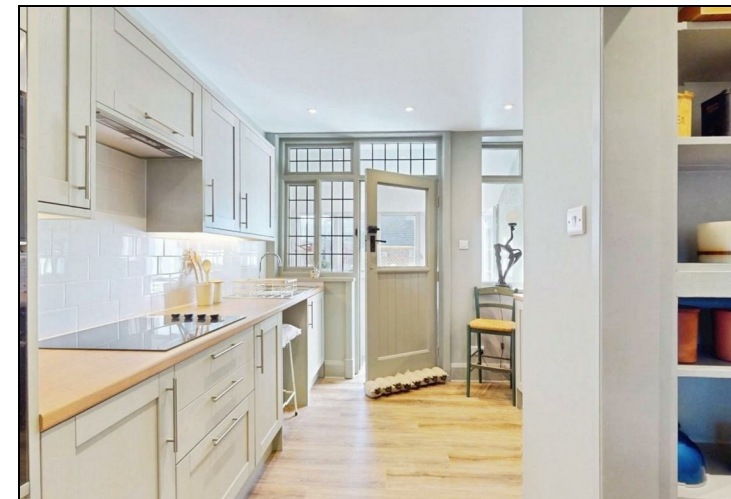
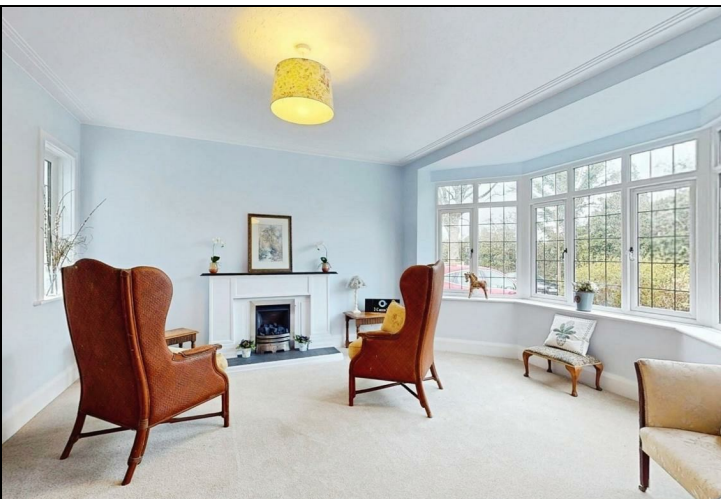
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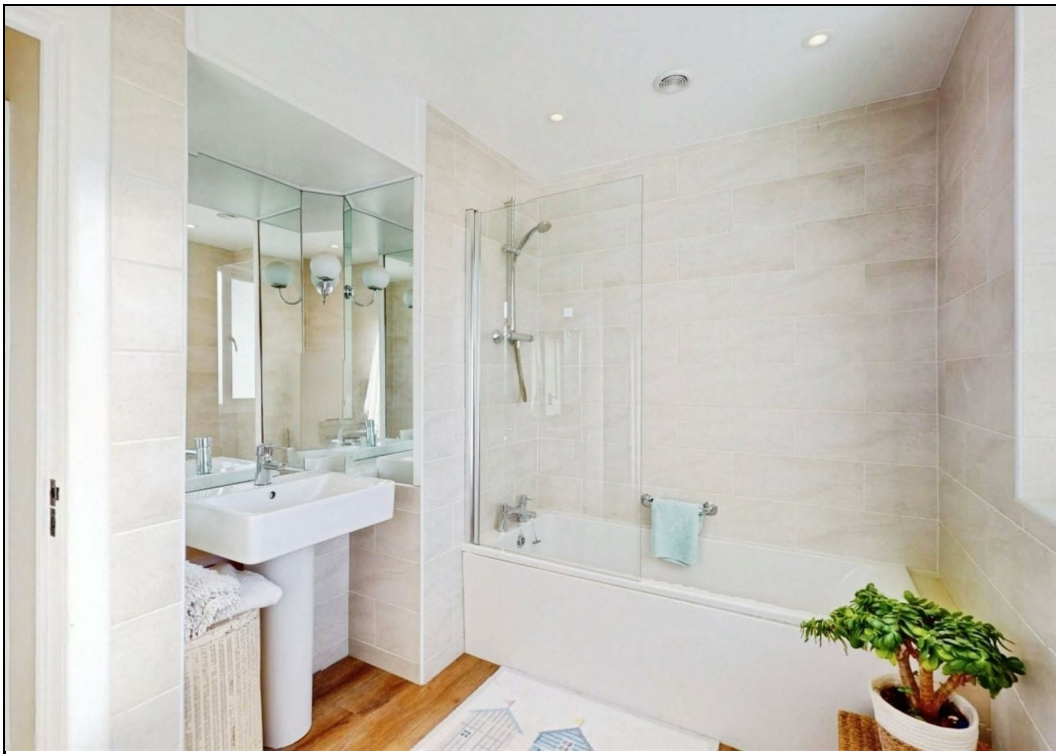
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## KEY FEATURES

- TWO BEDROOM HOME IN A DESIRABLE LOCATION
  - TWO RECEPTION ROOMS
  - GARDENS FRONT AND SIDE
    - SINGLE GARAGE
    - OFF STREET PARKING
  - REFURBISHED THROUGHOUT
- CHARACTER FEATURES THROUGHOUT
  - EPC RATING D
  - NO ONWARDS CHAIN







#### DIRECTIONS

From our Hunters Otley offices, proceed along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road and continue up past The Fox pub. Just after The Fox pub, turn right onto Station Road then continue along Station Road and the property can be found on your left.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Bradford City Council

#### ADDITIONAL SERVICE

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

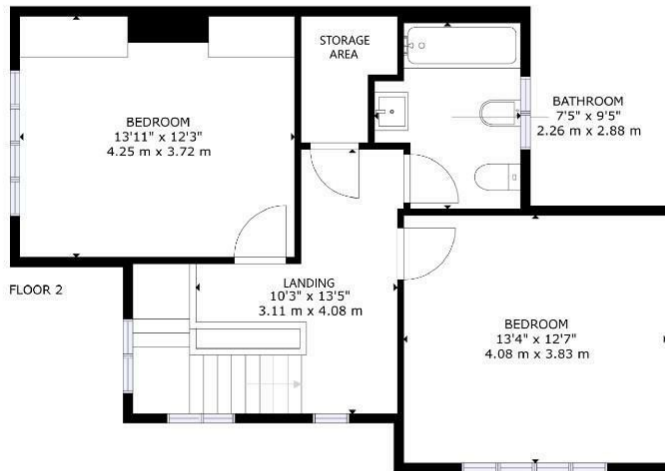
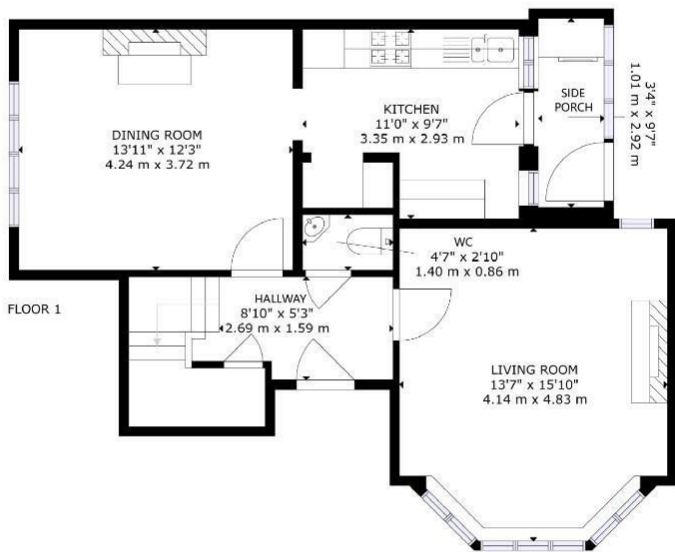
#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

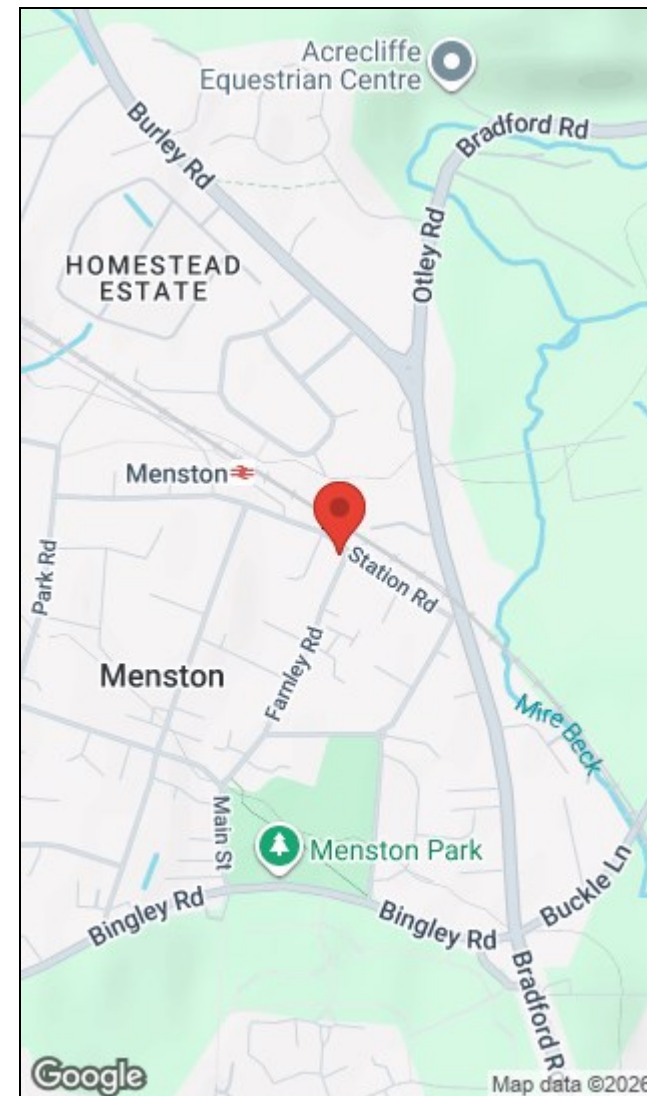
#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.





GROSS INTERNAL AREA  
 FLOOR 1: 635 sq.ft, 59 m<sup>2</sup>; FLOOR 2: 572 sq.ft, 53 m<sup>2</sup>  
 TOTAL: 1207 sq.ft, 112 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC

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