



26 DERRY LANE MENSTON LS29 6NH

Asking price £285,000

FEATURES

- Light & Airy Semi-Detached Family Home
- Full Length Sitting Room With French Doors Out To The Rear Garden
- Three Good Sized Bedrooms & A House Bathroom With White Suite
- Now In Need Of Modernisation
- Useful Entrance Hall With Room For Storage
- South Facing Rear Garden Ideal For Entertaining & Enjoying The Afternoon Sun
- Driveway & Detached Garage
- Tenure Freehold / EPC Rating D / Council Tax Band B
- Within Walking Distance Of The Villages Schools, Amenities & Transport Links
- Ideal Opportunity For A Variety Of Buyers Wanting To Make A Property Their Own



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Light & Airy 3 Bedroom Semi-Detached With Detached Garage

This well-proportioned semi-detached house presents an excellent opportunity for those seeking a family home with great potential. Boasting three spacious bedrooms, this property is perfect for families or those looking to create their ideal living space.

The full-length sitting room is a standout feature, flooded with natural light and enhanced by elegant French doors that open directly onto the south-facing rear garden. This delightful outdoor space is ideal for entertaining, offering a sunny retreat for summer gatherings or a peaceful area to unwind.

While the property is currently in need of modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences. The driveway provides off road parking for numerous vehicles ensuring convenience for families or guests and a detached garage provides terrific additional space.

Situated within walking distance of the village's schools, amenities and transport links, this family home is perfectly positioned for those who value community and accessibility. With its promising features and prime location, this property is a wonderful opportunity for anyone looking to invest in a home with great potential in Menston.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

Menston

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...

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

Ground Floor

Entrance Hall

A welcoming entrance hall with plenty of space for coats and shoes and having stairs up to the first floor with storage space under. Double glazed entrance door, window to the front elevation and radiator.

Sitting Room 18'11" x 11'7" (5.77m x 3.53m)

A good sized light and airy full length reception room enjoying a dual aspect with window to the front and French doors to the rear elevation onto the rear garden. Feature stone fireplace housing a gas fire, laminate flooring and radiator.

Dining Kitchen 12'5" x 12'4" (3.78m x 3.76m)

A generous dining kitchen which which would now benefit from updating having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset stainless steel sink unit with mixer tap, space for a freestanding fridge/freezer, plumbing for an automatic washing machine and space for a further undercounter appliance. Electric cooker, wall mounted boiler, laminate flooring, radiator door to the side and window to the rear elevation.

First Floor

Landing

With access to the roof void and window to the front elevation.

Bedroom 1. 12'5" x 11'2" (3.78m x 3.40m)

A spacious double bedroom with fitted cupboard, radiator and dual aspect with windows to the side and rear elevation enjoying an attractive outlook over the rear garden.

Bedroom 2. 11'7" x 10'7" (3.53m x 3.23m)

Another generous double bedroom with radiator and window to the rear elevation.

Bedroom 3. 8'9" x 8'3" (2.67m x 2.51m)

A good sized third bedroom which could also be easily utilised as either a study or hobbies room with radiator and window to the front elevation.

Bathroom

With a white three piece suite comprising a panelled bath with electric shower over, low suite w.c and pedestal wash hand basin. Heated towel rail, part panelled walls and window to the front elevation.

Outside

The property benefits from a south facing rear garden which is predominantly laid to lawn with a flagged patio providing an ideal space to enjoy the afternoon sunshine. A driveway enables parking for numerous vehicles and a detached garage provides excellent storage. In addition there is also a lawned area to the front.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

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.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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

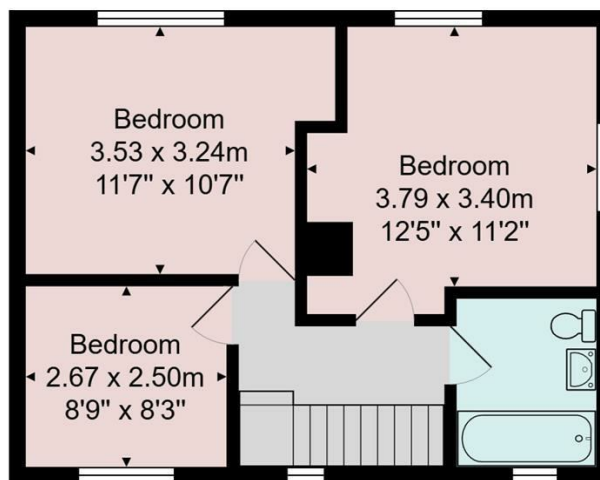
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Ground Floor



First Floor

Total Area: 86.2 m² ... 928 ft²

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		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



Call us on 01943 889010

info@shanklandbarracclough.co.uk

www.shanklandbarracclough.co.uk

**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS