

Cleasby Road | | Menston | LS29 6HZ

Asking price £325,000

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A beautifully presented and characterful three-bedroom home, ideally situated in the heart of Menston village. Combining charming original features with stylish contemporary interiors, this inviting property offers spacious and versatile accommodation arranged over three floors, together with attractive, enclosed gardens wrapping around the front and side.

The accommodation includes a welcoming entrance hallway, downstairs cloakroom, a charming sitting room featuring a wood-burning stove and original stained-glass window, and a well-appointed Shaker-style kitchen with a useful adjoining study area.

Upstairs, three double bedrooms are arranged across the first and second floors, alongside a modern family bathroom.

Outside, thoughtfully designed, low-maintenance gardens provide attractive spaces for relaxing and entertaining, with the added benefit of two external storage areas.

- Convenient central village location
- Garden to front and side
- Downstairs WC
- Three double bedrooms
- Sitting room with a wood burning stove
- Two external stores

GROUND FLOOR

Entrance Hall
With a upvc door to the front, exposed floor boards, radiator cover and a useful coat hanging space.

Downstairs Cloakroom
Comprising a WC, corner pedestal basin, wood exposed floor boards, a window to the front and tiling to the splash area.

Sitting Room
12'04 x 13'10 (3.76m x 4.22m)
This charming sitting room features a wood burning stove, on a stone hearth with wood floating plinth. There is also exposed floor boards and a bow window to the front with encapsulated original stained glass.







Exceptionally convenient location with three double bedrooms.











Kitchen
15'05 x 6'11 (4.70m x 2.11m)
With shaker wall and base cabinets, Silestone worktops and upstands and a one and a half ceramic basin and drainer. Appliances include an induction hob and electric oven, extractor hood and American fridge/freezer. There is also plumbing for a washing machine, dishwasher, and space for a dryer. Exposed floor boards, a window to the side and wooden door with glazed panel, complete the room.

Useful Understairs/Study Area
6'0 x 3'0 (1.83m x 0.91m)
With a built in desk and shelving.

FIRST FLOOR

Bedroom One
12'00 x 11'07 (3.66m x 3.53m)
A good sized double bedroom, with a window to the front elevation.

Bedroom Two
11'08 x 7'0 (3.56m x 2.13m)
Another double bedroom, with painted floor boards and a window to the side elevation.

Family Bathroom
6'10 x 5'07 (2.08m x 1.70m)
A modern suite comprising a bath with shower over, pedestal wash basin, WC, tiled effect flooring and spotlights.

SECOND FLOOR

Bedroom Three
14'07 (max) 7'10 (min) x 18'08 (4.45m (max) 2.39m (min) x 5.69m)
Another ample double bedroom, with eaves storage, spotlights and three Velux windows with integrated blinds.

Gardens
The property benefits from enclosed gardens to the front and side, accessed via a wrought iron gate and paved pathway. The gardens are designed for low maintenance and feature artificial grass and a resin seating area, providing useful outdoor space for relaxing and entertaining.

Outside Storage
A lean to outbuilding housing the boiler. There is also a substantial timber shed.











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.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

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.

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





Smart gardens wrapping round the front and side. Two outside storage areas.



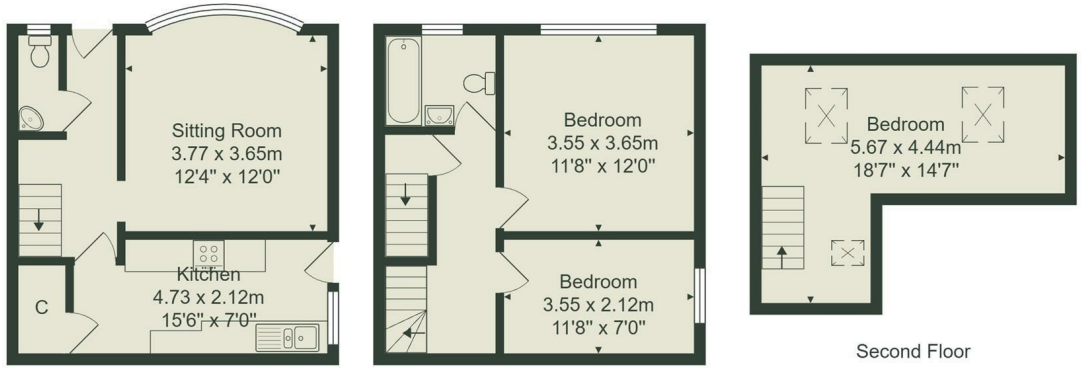




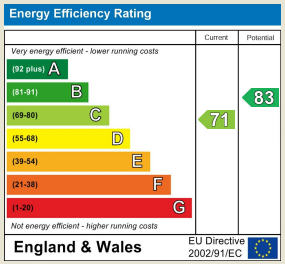








Total Area: 85.6 m² ... 922 ft²
All measurements are approximate and for display purposes only.
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