



14 CROFT WAY MENSTON LS29 6LT

Asking price £425,000

FEATURES

- Semi-Detached Family Home Now In Need Of Renovation
- Entrance Hall, Downstairs W.C & Three Reception Rooms
- Large Utility Room, Three Bedrooms & House Bathroom
- Standing On A Corner Plot With Lawned Gardens To Two Sides
- Walking Distance Of Local Amenities, Schools & Transport Links
- Tremendous Opportunity To Mould A Property To Your Own Tastes
- Breakfast Kitchen With Potential To Open Up Into Dining Room
- Off Road Parking To The Front & Single Garage With Light & Power
- Freehold / EPC Rating D / Council Tax Band E
- Highly Sought After & Popular Residential Area



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ESTATE AGENTS

3 Bedroomed Semi-Detached In Menston With Terrific Potential

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, PART SEALED UNIT DOUBLE GLAZING and PART SEALED UNIT SECONDARY GLAZING with approximate room sizes, comprises:

Ground Floor

Entrance Hall

With entrance door, ceiling cornice, radiator and stairs up to the first floor.

Cloakroom

With a low suite w.c and wash basin.

Sitting Room 12'9" x 11'7" (3.89m x 3.53m)

With a stone fireplace housing a living flame gas fire, ceiling cornice, radiator and bay window to the front elevation. Archway into:

Dining Area 11'7" x 8'11" (3.53m x 2.72m)

Another reception space which could be easily incorporated into the kitchen subject to the necessary building regulations with radiator, ceiling cornice and adjoining:

Snug 11'2" x 8'9" (3.40m x 2.67m)

With radiator, ceiling cornice and window overlooking the rear garden.

Breakfast Kitchen 13'9" x 8'11" (4.19m x 2.72m)

With a range of base and wall units incorporating cupboards, drawers, fitted breakfast table and co-ordinating work surfaces with a tiled splash back. Inset

one and a half bowl sink unit with mixer tap, integrated under-counter fridge, electric oven, microwave and a four ring hob having an extractor over. Radiator, window to the side elevation and further window and door into:

Utility Room 10'7" x 8'9" (3.23m x 2.67m)

A spacious utility room having an extensive range of fitted base and wall units as well as stainless steel sink unit. Plumbing for an automatic washing machine, space for a freezer and tumble dryer, wall mounted gas fired boiler, window to the rear and door to the side elevation.

First Floor

Landing

With laddered access to the roof void with velux window, eaves storage and window to the side elevation.

Bedroom 1. 11'8" x 11'1" (3.56m x 3.38m)

With an extensive range of fitted wardrobes, overhead cupboards and bedside tables, radiator and bay window to the front elevation.

Bedroom 2. 11'8" x 10'7" (3.56m x 3.23m)

Another good sized double bedroom with fitted wardrobes, pedestal wash hand basin and window to the rear elevation.

Bedroom 3. 10'4" x 7'6" (3.15m x 2.29m)

With bulkhead storage cupboard and window to the front elevation.

Bathroom

With a two piece suite comprising a panelled bath with electric shower over and pedestal wash basin. Useful linen and airing cupboard, two shaver points, radiator and window to the rear elevation.

Separate W.C

With a low suite w.c, wash hand basin and window to the side elevation.

Outside

The property stands on a generous corner plot with off road parking to the front



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

with access into the garage via an up and over door which has light and power and window to the side. The good sized rear garden is predominantly laid to lawn with flower borders and a summer house with a further lawned area to the side providing access to the front.

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 10000 Mbps download speed is available to this property. Mobile Phone coverage for voice calls is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band E. 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



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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.

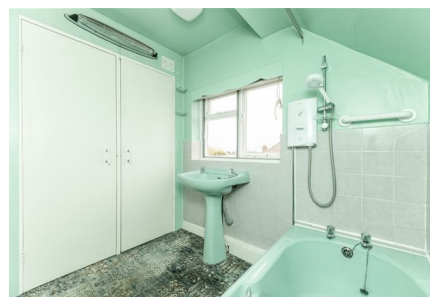
Mortgage Advice

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.

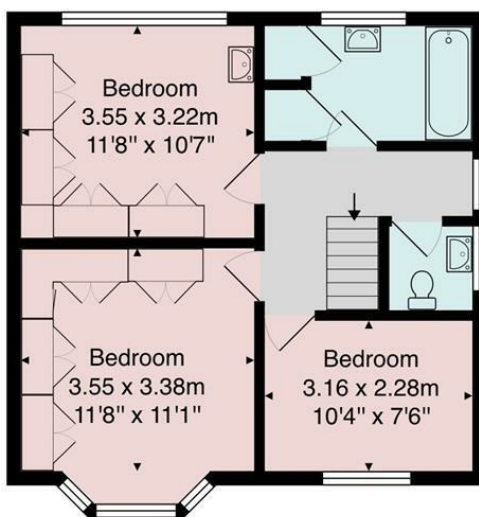
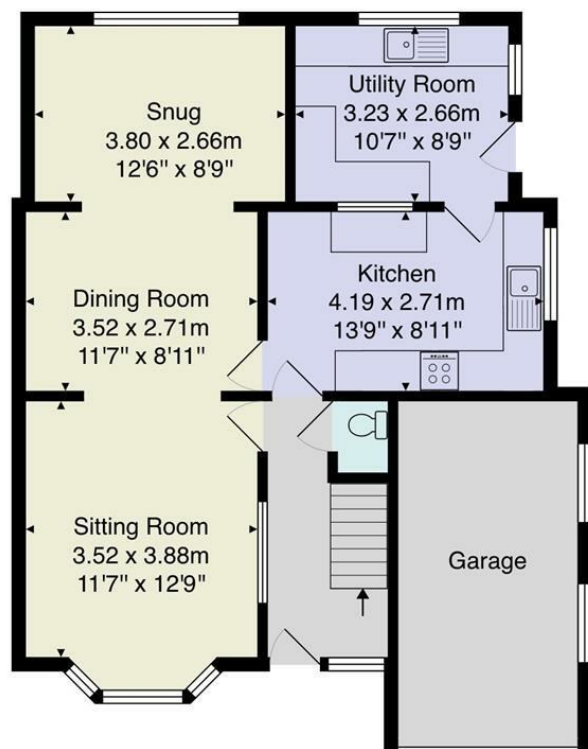
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



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Total Area: 112.0 m² ... 1205 ft² (excluding garage)

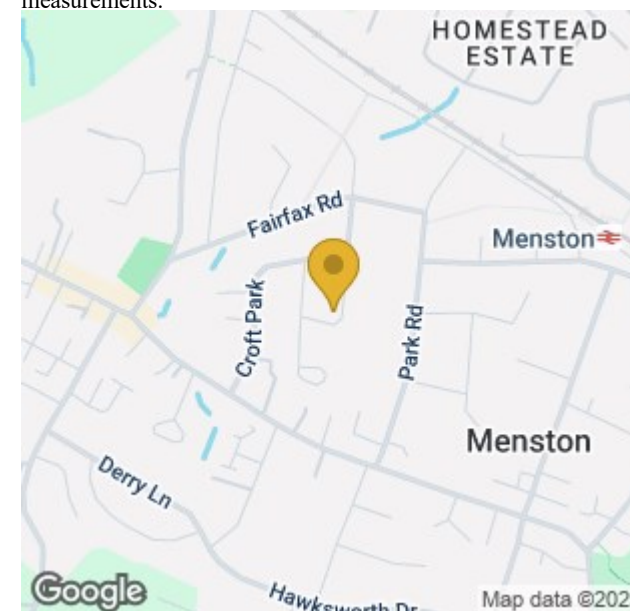
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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

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