

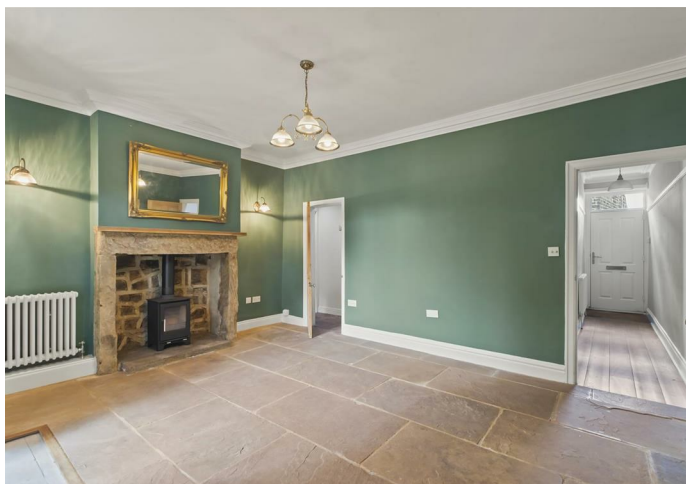


# 10 DERRY HILL MENSTON LS29 6NF

**Asking price £395,000**

## FEATURES

- Characterful Stone Built Detached Property
- Block Paved Driveway Providing Off Road Parking & A Garage
- Well-Equipped Kitchen & Utility Room
- Two Generous Double Bedrooms Both With Fitted Wardrobes
- Enclosed Westerly Facing Flagged Rear Garden
- In The Heart Of The Village Close To Local Amenities & Transport Links
- Attractive Dining Room With Feature Stone Fireplace
- Sitting Room With Cast Iron Fireplace
- Smart & Modern Bathroom With A Four Piece Suite
- Freehold / EPC Rating E / Council Tax Band D



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Characterful 2 Bedroom Detached In The Heart Of Menston Village

Conveniently situated in the heart of Menston village, just a short stroll from local amenities, this characterful stone-built detached house offers a delightful blend of traditional charm and modern convenience. With two inviting reception rooms, this property is perfect for both relaxation and entertaining. The attractive dining room features a stunning stone fireplace, creating a warm and welcoming atmosphere for family meals and gatherings.

This home boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The spacious bathroom is thoughtfully designed comprising a four piece suite, ensuring comfort and functionality for everyday living. The kitchen is well-equipped and the utility room provides an extremely useful additional space.

The property is complemented by a integral garage and a block-paved driveway offering off-road parking, a valuable asset in this desirable location. Situated in the heart of the village, residents will enjoy easy access to local amenities, making daily errands and leisure activities effortlessly convenient.

This delightful home is ideal for those seeking a peaceful village lifestyle while remaining close to the vibrant town of Ilkley. With its character and charm, this property is a wonderful opportunity for anyone looking to settle in a picturesque setting. 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 useful space for coats and shoes having a composite entrance door, radiator ceiling cornice and picture rail, radiator and Oak flooring.

#### Sitting Room 12'3" x 11'11" (3.73m x 3.63m)

An elegant reception room having a cast iron fireplace with open grate. Radiator, ceiling cornice, picture rail, oak flooring and window to the front elevation.

#### Dining Room 15'3" x 11'11" (4.65m x 3.63m)

A second delightful reception room having a terrific feature stone fireplace housing a log burning stove. Attractive stone floor ceiling cornice, traditional style radiator, two wall light points and patio doors out to the rear garden. Adjoining:

#### Kitchen 15'2" x 5'5" (4.62m x 1.65m)

A well appointed kitchen with a range of base and wall units incorporating cupboards, drawers and granite worksurfaces with splash back. Inset Belfast sink with mixer tap, integrated appliances including a dishwasher and range oven with extractor over. Exposed beams, spotlights, attractive stone floor and window to the side elevation.

#### Utility Room 11'0" x 7'5" (3.35m x 2.26m)

With base and wall units, work surface with tiled splash back, plumbing for an automatic washing machine and space for a freestanding fridge/freezer. Radiator, tiled floor, exposed stone wall, window and door to the rear elevation. Access into:

#### Garage 12'10" x 9'2" (3.91m x 2.79m)

With an up and over door, light and power.

### First Floor

#### Landing

With window to the side elevation.

#### Bedroom 1. 15'3" x 11'11" (4.65m x 3.63m)

A large double bedroom with two generous fitted wardrobes and enjoying two windows to the front elevation. Ceiling cornice and two wall light points.

#### Bedroom 2. 11'11" x 7'10" (3.63m x 2.39m)

Another double bedroom with a deep recessed wardrobe providing excellent storage. Ceiling cornice, radiator and window to the rear elevation.

#### Bathroom

A good sized house bathroom comprising a four piece suite with a freestanding bath with shower attachment, low suite w.c, wash hand basin with cupboard under and generous tiled shower stall with fixed head and shower attachment. Heated towel rail, fully tiled walls and floor, recessed spotlights and window to the rear elevation.



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**Outside**

Having an enclosed westerly facing flagged rear garden with flower borders whilst to the front there is a block paved driveway providing off road parking.

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Block Paved Driveway

Situated in Menston Conservation Area

**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>

**Council Tax Bradford**

City of Bradford Metropolitan District Council Tax Band D.

For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

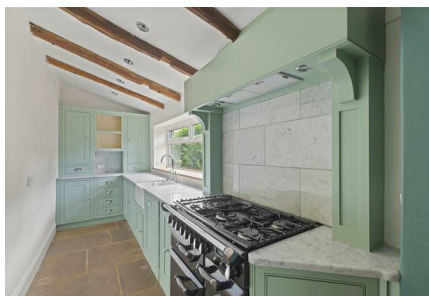
**Viewing Arrangements**

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](mailto: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.

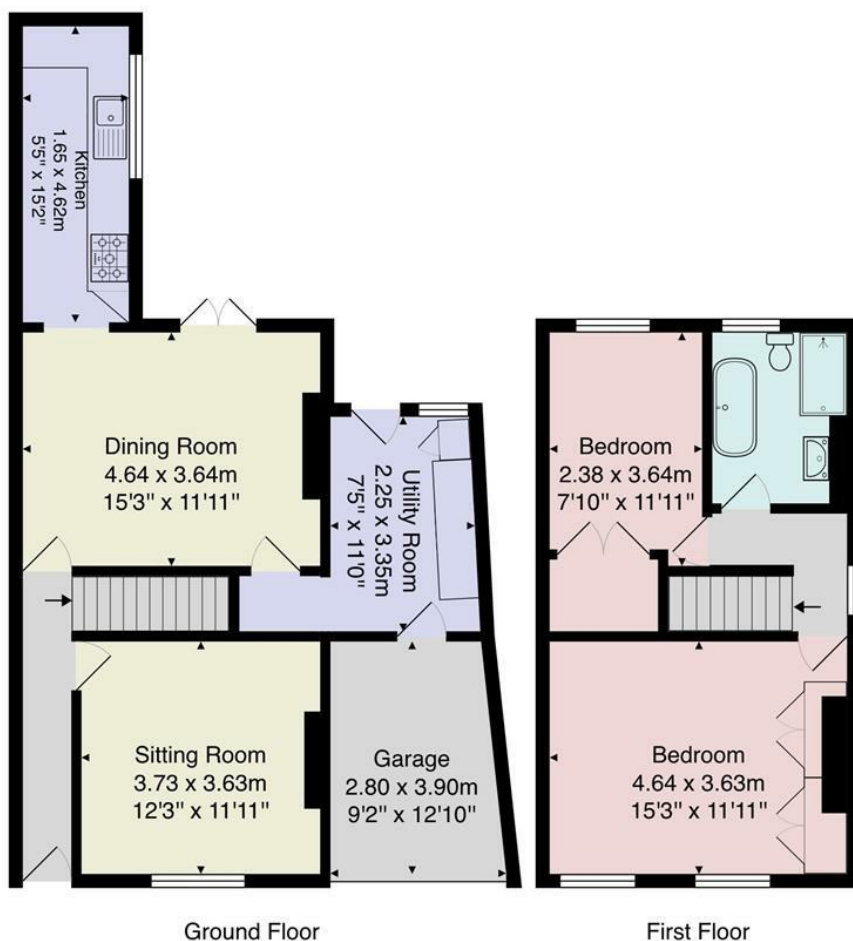
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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: 104.8 m<sup>2</sup> ... 1128 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

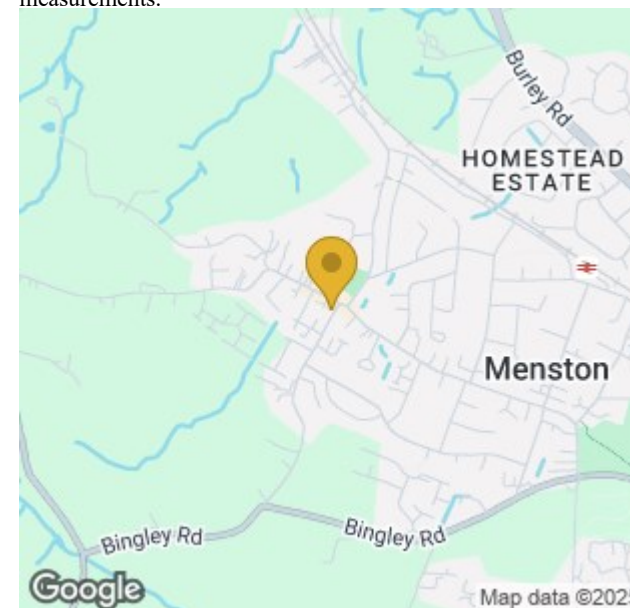
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	82
<b>England &amp; Wales</b>		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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

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