





4 MOUNT PLEASANT
MENSTON
LS29 6AR

Asking price £197,000

FEATURES

- Attractive Stone Built Cottage
- Central Village Location Within Walking Distance Of Amenities
- Bedroom With Characterful Exposed Beam
- Mezzanine Ideal For Dressing Area Or Study
- Parking Space Available Off Moor Lane
- Delightful Enclosed Garden
- Well-Equipped Kitchen & Cosy Sitting Room
- House Bathroom With Three Piece Suite
- Freehold / EPC Rating G / Council Tax Band B
- Close To Countryside Walks & Transport Links

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Attractive 1 Bedroom Cottage With Garden & Parking In Village Centre

Situated in the charming village on Menston at the end of Main Street, this delightful mid-terrace house offers a a terrific opportunity for individuals or couples seeking a tranquil retreat.

Upon entering, you will find a well-proportioned reception room that serves as a welcoming space for relaxation or entertaining guests. The double bedroom is thoughtfully designed, providing a peaceful sanctuary for rest and enjoying character features. The bathroom is functional and well-appointed, catering to all your daily needs.

The property also boasts the added benefit of parking for one vehicle, a valuable feature in this desirable location. Menston is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to enjoy a quieter lifestyle while still being within easy reach of amenities.

This charming home presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with access to beautiful countryside walks and local shops. Whether you are a first-time buyer or looking to downsize, this mid-terrace house is sure to impress with its character and practicality.

To arrange a viewing contact Shankland Barraclough Estate Agents on 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 SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Kitchen 15'3" x 4'3" (4.65m x 1.30m)
With a range of base units incorporating cupboards and drawers with coordinating work surfaces. Inset stainless stell sink unit with mixer tap and fitted double electric oven with four ring gas hob over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine, oak flooring, exposed beams, wall light point, window to the front elevation and double glazed entrance door. Opening into:

Sitting Room 11'3" x 8'9" (3.43m x 2.67m)
A cosy reception room having a stone fireplace with exposed beams, electric radiator, wall light point, oak flooring and useful understairs storage cupboard.

First Floor

Landing

Bedroom 13'6" x 9'11" (4.11m x 3.02m)
A characterful double bedroom enjoying exposed wooden beams, part exposed stone wall and fireplace. Recessed spotlights, window to the front elevation and spiral staircase to the mezzanine.

Bathroom
With a white three piece suite having a panelled bath with electric shower over, low suite w.c and pedestal wash hand basin. Store cupboard, laminate flooring and window to the front elevation.

Mezzanine 15'3" x 8'9" (4.65m x 2.67m)
Currently used as a dressing room but could also be utilised as an office or hobbies room with exposed beams, recessed spotlights and wooden floor.

Outside
To the front of the property there is an enclosed cottage style garden with mature shrubs and plants with flagged patio area. The cottage also benefits from the use of an outside store which is located at the end of the terrace.

Parking
We are informed by our client that there is parking available for the cottages as part of the development for Derry Hill which is access off Moor Lane.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Parking is available in a car park as part of the new Derry Hill Development off Moor Lane.

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Superfast Broadband up to 89 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 - High
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







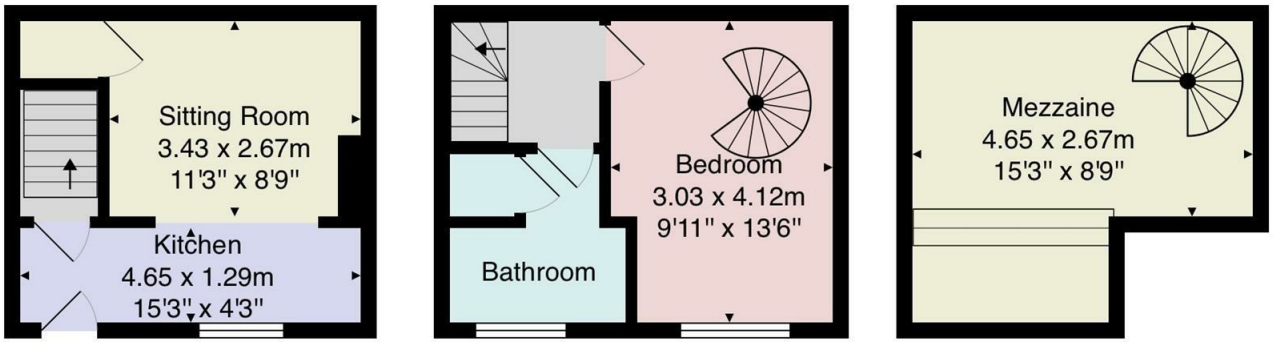


Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective 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.

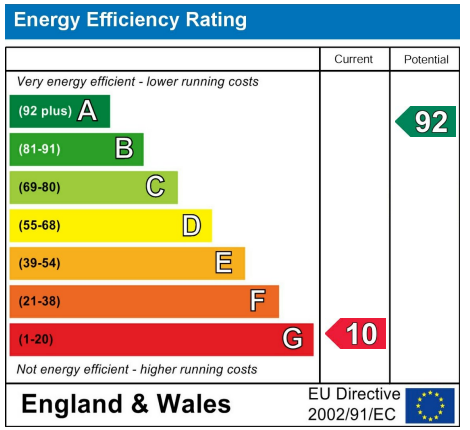
Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

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.



Total Area: 57.0 m² ... 614 ft²
All measurements are approximate and for display purposes only.
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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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