



1 MARLBOROUGH COTTAGES MENSTON LS29 6DA

Asking price £275,000

FEATURES

- Charming Two Bedroomed Cottage Just A Short Walk From Menston Village
- Stone Built & Extended Providing Versatile Accommodation
- Kitchen With Range Oven & Downstairs Shower Room
- Now In Need Of Renovation
- Private Off Road Parking For Two Vehicles
- Lawned Garden Is Private & Enclosed A Real Hidden Gem
- Sitting Room, Conservatory and Study Area
- Two Bedrooms & A Bathroom
- Freehold / EPC Rating D / Council Tax Band D
- Rare Opportunity To Purchase A Character Property



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ESTATE AGENTS

Charming 2 Bedroomed Cottage With Large Garden In Menston Village

Tucked away in an idyllic setting, this charming two-bedroomed cottage offers a delightful retreat just a short stroll from the vibrant village of Menston. The property features two inviting reception rooms, including a cosy sitting room and a bright conservatory which has access to the west facing blockpaved area.

The cottage boasts a well-equipped kitchen complete with a range oven, ideal for those who enjoy cooking and entertaining. The study area provides a versatile space that can be tailored to your needs, whether for work or leisure.

Completing the ground floor is a downstairs shower room and an entrance porch, with two bedrooms and a bathroom situated on the first floor.

The private lawned garden is a lovely feature, offering a serene outdoor space to relax and unwind. While the property is now in need of renovation, it presents an excellent opportunity for those looking to put their personal touch on a home.

Additionally, the property includes parking for two vehicles, ensuring convenience for residents and guests alike. This cottage is not just a house; it is a canvas awaiting your vision, set in a desirable location that combines the charm of village life with easy access to the surrounding beauty of Menston. Whether you are seeking a new home or an investment opportunity, this property is well worth considering. To arrange a viewing call 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

Kitchen 14'10" x 8'11" (4.52m x 2.72m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, attractive range oven with hood over, space for an under counter appliance and plumbing for an automatic washing machine. Laminate flooring, radiator, window into the porch, further window and door to the rear elevation.

Sitting Room 13'11" x 9'6" (4.24m x 2.90m)

With a feature fireplace having a tiled interior and wooden surround, three wall light points and two radiators. Ceiling cornice and rose, access to the first floor and sliding doors into:

Conservatory 9'8" x 9'4" (2.95m x 2.84m)

A useful extra reception space overlooking the front garden with radiator and door to the side elevation.

Study 10'3" x 7'10" (3.12m x 2.39m)

Ideal for those who are working from home or require a hobbies area enjoying a dual aspect with windows to the front and side elevation. Radiator and opening into:

Entrance Area

With a tiled floor, exposed stone wall and stable door.

Shower Room

With a white suite comprising a low suite w.c., pedestal wash hand basin and tiled shower stall with electric shower. Wall mounted gas fired central heating boiler and window to the rear elevation.

Entrance Porch

The perfect place for coats and shoes, having a tiled floor and double glazed entrance door to the side elevation.

First Floor

Landing

With window to the side elevation. Laddered access to the attic with velux window.

Bedroom 1. 14'0" x 9'4" (4.27m x 2.84m)

With fitted wardrobes, radiator and enjoying a dual aspect with windows to the side and front elevation.

Bedroom 2. 9'0" x 6'4" (2.74m x 1.93m)

With overhead cupboards, radiator and window to the rear elevation.

Bathroom

With a three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Part tiled walls and window to the side elevation.

Outside

One of the main features of this lovely cottage is its terrific garden which is a real hidden gem, being a very good size, private and predominantly laid to lawn with flower borders having mature shrubs and trees. Summer house and large garden storage shed as well as a seating area providing a great space for alfresco dining. To the front there is also a blockpaved west facing seating area. The property is accessed off Leathley Lane through some wooden gates where there is parking for two vehicles. There is also a vehicular right of access for the neighbouring properties across the rear.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Space For Two Vehicles

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 D. 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.

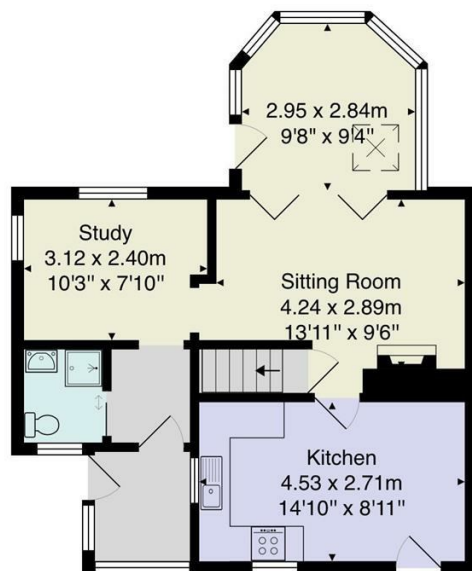
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

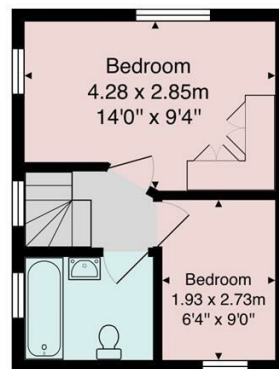
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



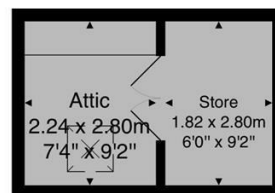
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Ground Floor



First Floor



Attic

Total Area: 76.0 m² ... 818 ft² (excluding store, attic)

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		80
(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
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

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