



# 19 BURLEY ROAD MENSTON LS29 6PG

**Asking price £485,000**

## FEATURES

- Beautifully Presented & Extended Semi-Detached Family Home
- Stunning Living Dining Kitchen With Bi-Folds Out To The Long Garden
- Utility Room, Three Double Bedrooms & Further Bedroom/Office Over Three Floors
- Off Road Parking & Good Sized Garage With Light & Power
- Close To Local Amenities, Schools & Transport Links
- Long Predominantly Lawned Rear Garden, Ideal For A Family To Enjoy
- Elegant Sitting Room With Media Wall & Log Burning Stove
- En-Suite & Dressing Room To One Of The Bedrooms & With Luxurious House Bathroom
- Freehold / EPC Rating D / Council Tax Band C
- Turn Key Property Ready To Move Straight Into



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ESTATE AGENTS

# Beautifully Presented & Extended Semi-Detached With Long Garden

## 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 HIVE GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Entrance Hall

With a composite entrance door, window to the side elevation, oak flooring, traditional radiator and stairs up to the upper floors with understairs storage cupboard.

### Sitting Room 15'2" x 13'6" (4.62m x 4.11m)

An elegant reception room having a superb feature media wall with shelving and base cupboards. Attractive log burning stove with a slate hearth and wooden mantle, traditional radiator, oak flooring, window and further bay window to the front elevation with smart plantation shutters.

### Living Dining Kitchen 19'2" x 15'2" (5.84m x 4.62m)

A stunning room the 'heart' of any home that has been thoughtfully extended by the current owners to create a terrific space ideal for modern living. Having a range of contemporary base and wall units incorporating cupboards, drawers and quartz work surfaces with a tiled splash back. Inset Belfast sink with mixer tap, integrated appliances including an fridge, dishwasher and range oven with a stainless steel hood over. Oak flooring, two traditional radiators, window to the side, velux window and bi-folding doors out onto the rear patio and large garden beyond.

### Utility Room

With base and wall units having concealed lighting, inset sink with mixer tap and plumbing for an automatic washing machine, space for a dryer and freestanding fridge/freezer. Oak flooring and further useful store cupboard.

## First Floor

### Split Landing

With access to the second floor and useful linen cupboard.

### Bedroom 2. 12'11" x 7'11" (3.94m x 2.41m)

A double bedroom benefiting from its own dressing room and en-suite, having oak flooring, traditional radiator and window to the rear elevation overlooking the rear garden.

### Dressing Room 7'3" x 6'5" (2.21m x 1.96m)

With fitted drawers and hanging rails.

### En-Suite Shower Room

With a modern three piece suite comprising a shower stall, wall hung wash hand basin and low suite w.c. Fully tiled walls and floor with underfloor heating and window to the side elevation.

### Bedroom 3. 11'1" x 8'2" (3.38m x 2.49m)

Another double bedroom with traditional radiator, wood effect flooring and window to the front elevation.

### Bedroom 4 / Study 6'7" x 6'5" (2.01m x 1.96m)

Currently used as another dressing room but would also make an ideal office or nursery having part panelled walls, traditional style radiator, wood effect flooring and window to the front elevation.

### Luxurious Bathroom

A smart house bathroom with a white four piece suite comprising a freestanding bath with shower attachment, low suite w.c and wall hung wash hand basin. Fully tiled walls and floor with underfloor heating, recessed shelves and window to the side elevation.

## Second Floor

### Bedroom 1. 25'1" x 15'3" (7.65m x 4.65m)

A brilliant light and airy attic conversion creating a master bedroom suite with numerous velux windows, recessed spotlights and under eaves storage.

### Outside

The property stands on a large terrific plot having a double driveway to the front providing



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off road parking for numerous vehicles. There is access to the side of the property to the long rear garden which is predominately laid to lawn with gravelled and patio areas making it an ideal space for a growing family to enjoy as well as outdoor entertaining on a summers evening.

#### **Garage 26'11" x 9'2" (8.20m x 2.79m)**

A spacious garage with and electric roller door, light, power, windows to both the side and rear elevation with access door to the side.

#### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking For Numerous 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>

#### **Council Tax Bradford**

City of Bradford Metropolitan District Council Tax Band C. 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: 164.5 m<sup>2</sup> ... 1771 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.

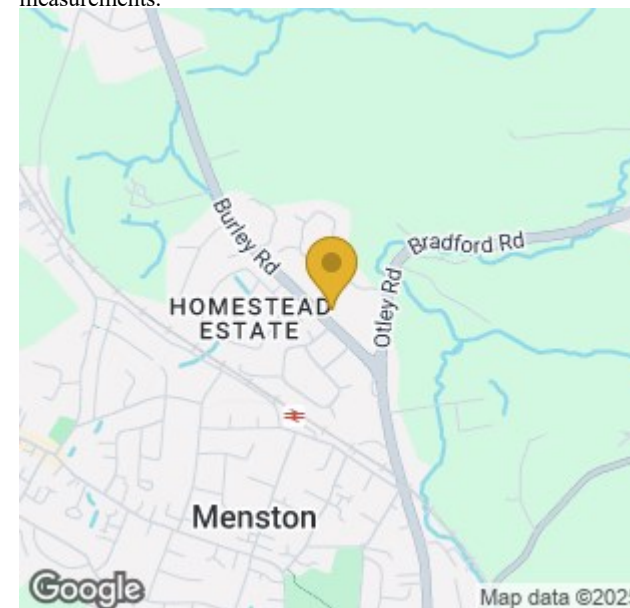
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

81

68

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.



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