



18 BROOKLANDS LANE MENSTON LS29 6PJ

Asking price £450,000

FEATURES

- Beautifully Presented Detached Home On A Delightful Plot
- Modern Recently Installed Smart Breakfast Kitchen and Conservatory
- Three Generous Bedrooms And Recently Fitted House Bathroom
- Ideal For Couples, Families And Those Looking To Downsize
- Close To Amenities And Short Stroll From Menston Railway Station
- Open Plan Living Accommodation With Sitting Room And Dining Area
- Entrance Porch And Hall, Utility/WC And Integral Garage
- Block Paved Driveway and Private Enclosed Rear Garden
- Freehold / EPC Rating D / Council Tax Band D
- Popular And Highly Regarded Residential Area



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Beautifully Presented 3 Bedroom Detached Home Close to Transport Links

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

Ground Floor

Entrance Porch

A useful space for coats and shoes with a double glazed entrance door and window to the front elevation.

Hallway

A welcoming entrance hall with wood effect flooring and stairs up to the first floor with understairs storage cupboard.

Sitting Room 17'3" x 11'1" (5.18m x 3.38m)

A light and airy reception room with a feature gas fire having a marble interior, hearth and having a wooden surround. Ceiling cornice, wood effect flooring, two central heating radiators and adjoining:

Dining Area 11'6" x 8'11" (3.51m x 2.72m)

Another generous reception space with radiator, wood effect flooring and access into both the kitchen and conservatory.

Conservatory 11'8" x 8'7" (3.56m x 2.62m)

A delightful room with multiple windows overlooking the private rear garden. Wood effect flooring and glazed patio door out onto the block-paved patio.

Modern Kitchen 12'1" x 10'7" (3.68m x 3.23m)

A recently installed smart breakfast kitchen with a range of modern base and wall units incorporating cupboards, drawers and coordinating wooden work surfaces with upstands. Inset stainless steel sink unit with mixer tap, integrated fridge/freezer, slimline

dishwasher and double gas oven with a four ring gas hob having a stainless steel hood over. Useful pantry cupboard, radiator, recessed spotlights and window to the rear elevation overlooking the rear garden.

Rear Hall

With access into the integral garage, tiled floor and door to the rear elevation.

Utility/WC

With a low suite W.C and wash hand basin. Plumbing for an automatic washing machine and further freestanding appliance, tiled floor, part tiled walls and window to the side elevation.

Integral Garage 18'3" x 8'6" (5.56m x 2.59m)

With an up and over door and window to the side elevation.

First Floor

Landing

With ladder access up to the boarded roof void, linen cupboard and window to the side elevation.

Bedroom 1. 14'2" x 10'2" (4.32m x 3.10m)

A large double bedroom with two windows to the front elevation, two recessed wardrobes, ceiling cornice, wash hand basin and radiator.

Bedroom 2. 14'9" x 9'1" (4.50m x 2.77m)

Another good sized double bedroom with recessed wardrobe, two further fitted wardrobes with one housing the central heating boiler. Radiator, ceiling cornice and window to the rear elevation overlooking the rear garden.

Bedroom 3. 9'7" x 6'11" (2.92m x 2.11m)

With bulkhead storage cupboard, radiator and window to the front elevation.

Smart Bathroom

A modern recently installed house bathroom with a white three piece suite comprising an attractive wood effect panelled bath with thermostatic shower over, low suite w.c and vanity unit with cupboard under. Part mermaid boarded walls and ceiling, heated towel rail, radiator, recessed spotlights and frosted window to the rear elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

Standing on a delightful plot benefiting from beautifully maintained gardens to both the front and rear of the property. To the front there is a generous lawned area with flower border and a feature circular border in the centre all housing mature shrubs and plants. A block paved driveway provides off road parking for at least two cars with a gate providing access to the private and enclosed rear garden which is predominantly laid to lawn having well stocked flower borders, garden shed and block paved patio ideal for alfresco dining.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Block Paved Driveway

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone voice coverage is available to three of the four main carriers EE, Three & O2). 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.





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Call us on 01943 889010
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