



# 3 ROBIN LANE MENSTON LS29 6RZ

**Asking price £375,000**

## FEATURES

- Beautifully Presented Town House Arranged Over Three Floors
- Enclosed South West Facing Rear Garden Ideal For A Family
- Modern Dining Kitchen With Integrated Appliances And Bay Window
- Driveway Providing Off Road Parking For Two Cars
- Close To Village Amenities, Countryside Walks & Transport Links
- Superb Outlook With Views Towards Otley Chevin
- Sitting Room With Media Wall & French Doors Out To The Rear Garden
- Three Double Bedrooms, Two With En-Suites & A House Bathroom
- Freehold / EPC Rating B / Council Tax Band E
- Ideal Opportunity For A Variety Of Buyers To Enjoy This Turn Key Home



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# Beautifully Presented Town House With Views Of Otley Chevin

Situated in the charming village of Menston, this beautifully presented town house offers a perfect blend of modern living and picturesque surroundings. Built in 2022, the property spans an impressive 1,130 square feet and is arranged over three thoughtfully designed floors, providing ample space for families or those seeking a comfortable home.

As you enter, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The property boasts three spacious double bedrooms, two of which feature en-suite shower rooms, ensuring privacy and convenience for family members or guests. With a total of three bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

One of the standout features of this home is the superb outlook, offering delightful views towards Otley Chevin. The enclosed south-west facing rear garden is an ideal space for families to enjoy outdoor activities, gardening, or simply relaxing in the sun.

In addition to its stunning interior and exterior, this property also provides parking for two vehicles, a valuable asset in today's market. The location is particularly advantageous, as it is close to village amenities and surrounded by beautiful countryside walks, perfect for those who appreciate nature and outdoor pursuits.

Finally the sitting room benefits from an attractive media wall, and the smart dining kitchen is well equipped with a range of integrated appliances as well as having space for a dining table and chairs for meals.

Do not miss the opportunity to make this remarkable property your own and arrange your viewing with Shankland Barraclough Estate Agents in Otley today.

## 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 welcoming entrance hall providing space for your coats and shoes having a composite entrance door, cupboard housing the central heating boiler, vinyl flooring and stairs up to the first floor with cloakroom off.

#### Cloakroom

With a low suite w.c, wash basin, part tiled walls and vinyl flooring.

#### Sitting Room 15'6" x 10'6" (4.72m x 3.20m)

An 'L' shaped sitting room having an attractive feature media wall including shelves and storage. The room also benefits from French doors out to the south west facing garden.

#### Dining Kitchen 15'1" x 8'6" (4.60m x 2.59m)

A smart dining kitchen with a range of modern base and wall units incorporating cupboards, drawers and coordinating work surfaces with under unit and plinth lighting with upstands. Inset one and a half bowl stainless steel sink unit with mixer tap and integrated appliances including a double electric oven, fridge/freezer, dishwasher and four ring gas hob with stainless steel hood over. Plumbing for an automatic washing machine, recessed spotlights, vinyl flooring and delightful bay window to the front elevation providing plenty of room for a table and chairs and enjoying a lovely outlook onto the open green space opposite.

### First Floor

#### Landing

With stairs up to the second floor.

#### Bedroom 2. 13'5" x 9'2" (4.09m x 2.79m)

A good sized double bedroom having recessed fitted wardrobes and enjoying two window to the rear elevation overlooking the rear garden.

#### En-Suite Shower Room

Having a generous tiled shower stall with shower attachment and fixed head, low suite w.c and wash hand basin. Radiator, part tiled walls and vinyl flooring.

#### Bedroom 3. 11'9" x 8'6" (3.58m x 2.59m)

Another double bedroom with fitted wardrobe and window to the front elevation enjoying views of the Chevin.

#### Bathroom

Having a modern three piece suite comprising a panelled bath, low suite w.c and wash hand basin. Radiator, recessed spotlights, shaver point, part tiled walls, vinyl flooring and window to the front elevation.

### Second Floor

#### Landing

Off the landing is a useful space currently being used as a study area but would also provide a terrific storage space and houses the hot water cylinder.



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**Bedroom 1. 12'6" x 11'11" (3.81m x 3.63m)**

A light and airy bedroom with window to the front elevation enjoying a superb view over the green space and countryside beyond including Otley Chevin.

**En-Suite Shower Room**

A second en-suite with tiled shower stall, low suite w.c and wash hand basin. Part tiled walls, shaver point, velux window and vinyl flooring.

**Outside**

To the side of the property at the end of the row there is a driveway providing off road parking for 2 vehicles with a path leading round to the south west facing rear garden which provides an ideal space for outdoor entertaining or a family to enjoy being enclosed and predominantly astro turfed with flagged patio and outside tap.

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

**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 E. 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.

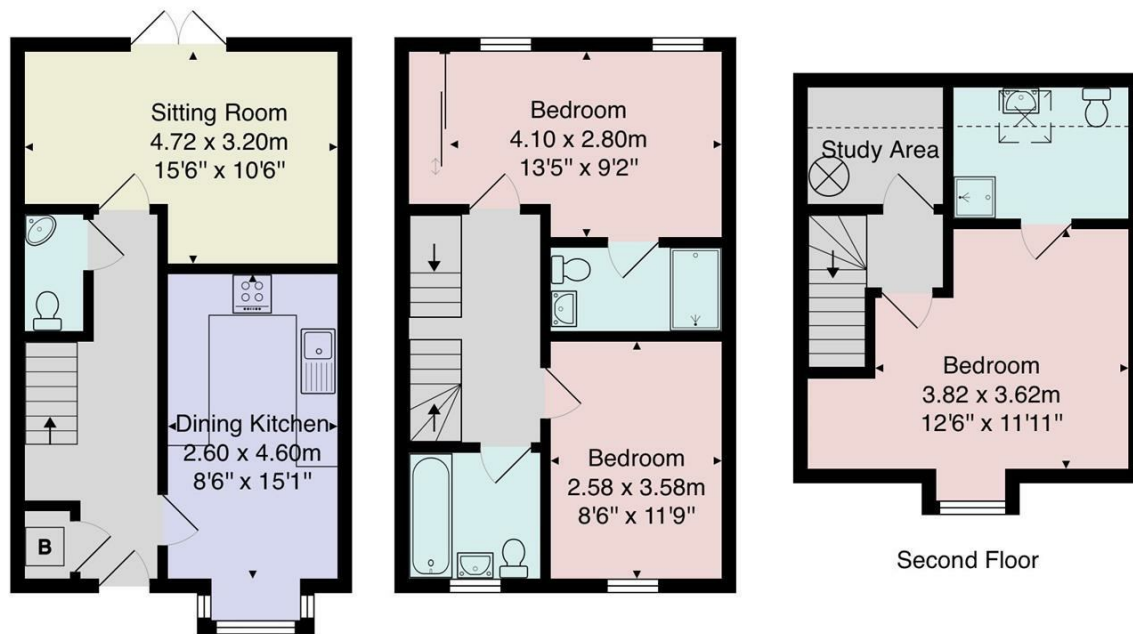
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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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Ground Floor

First Floor

Second Floor

Total Area: 104.4 m<sup>2</sup> ... 1123 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>		96
(81-91) <b>B</b>	85	
(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	

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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