



2 THE MOORLANDS MENSTON LS29 6GX

**Asking price
£1,195,000**

FEATURES

- Individual Stone Built Five Bedroomed Detached Residence In An Exclusive Gated Cul-de-Sac
- Two Fabulous Reception Rooms With The Sitting Room Having A Media Wall
- Excellent Proportioned Private Garden, Good Parking & A Double Garage
- On The Doorstep To Beautiful Open Countryside
- Stunning Living & Dining Kitchen With A Large Central Island, Bi-Fold Doors & A Media Wall
- Luxurious Underfloor Heating To The Ground Floor & All Three Bathrooms
- Convenient Central Location, Within Easy Walking Distance Of The Train Station & Shops
- Excellent Energy Efficiency Rating, Having An EPC Rating of B



**SHANKLAND
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ESTATE AGENTS

Individual 5 Bedroom Detached House In An Exclusive Gated Cul-de-sac

A stunning stone built five bed roomed detached house in an exclusive gated cul-de-sac being one of only three individual detached residences, constructed by multi award winning Park Lane Homes in 2020. This luxuriously appointed home stands within a generous garden and is approached through electronic gates that lead to a private driveway and the double garage.

From the moment you walk in to this very special home, you will not fail to be impressed by the quality and style that shines through. Complemented by luxurious underfloor heating to the whole of the ground floor the accommodation incorporates the stunning living and dining kitchen offering the highest quality. Designed by Nest Kitchens, there is an extensive range of fitted units with high end appliances fully integrated and a large central island, all with quartz tops. This stunning room also has a clear dining area and living space with a feature media wall built in and six door bi-folds to the fully enclosed rear garden. A well appointed utility room sits between the kitchen and the garage providing the ideal area to kick off muddy boots and wet coats before entering the house. The reception space includes a fabulous sitting room with a multi-media wall and a separate family room. Moving up to the first floor the quality and the space continues having five double bedrooms, with the principle bedroom having its own en-suite, bedrooms two and three having a Jack and Jill en-suite, with bedrooms four and five utilising the house bathroom. All the bathrooms are luxuriously appointed and planned by Abacas design, appointed with Villeroy & Boch fittings.

The adjoining double garage has an electronically controlled door and has the benefit of a 3 phase EV charging point. To the front is a neat lawned garden, whilst to the rear is a generous sized garden, private and fully enclosed, ideal for all the family to enjoy.

Viewings Are Strictly By Prior Appointment.

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, REMOTE CONTROLLED BLINDS and with approximate room sizes, comprises:

Entrance Hallway

Via a composite outer door with a full length glazed side panel, this welcoming hallway with underfloor heating also has the staircase to the first floor with a useful understairs storage cupboard below.

Downstairs Cloaks

Fitted with a smart modern two piece suite including a wash hand basin to a vanity unit and a low level wc. Complemented by half tiled walls and warming underfloor heating.

Sitting Room 16'9" x 141" (5.11m x 42.98m)

An excellent proportioned reception room with a fantastic full length media wall with a built in bi-ethanal granite fireplace, triple window to the front elevation and warming underfloor heating.

Family Room 13'3" x 13'1" (4.04m x 3.99m)

An excellent additional reception room offering a bespoke display and storage wall with cupboards and shelving, warming underfloor heating, triple windows to the front elevation and a bespoke Media Wall.

Living & Dining Kitchen 30'5" x 16'10" (9.27m x 5.13m)

They say the hub of every good home is the kitchen, well this one will not disappoint. A fantastic open living space, there is an extensive range of smart modern fitted kitchen units including a large central island, all with quartz worksurfaces over and a sink unit inset. Fully integrated with high end appliances including a bank of three ovens, large induction hob, fridge-freezer and a dishwasher. Warming underfloor heating, large bi-folding doors opening out to the fully enclosed rear garden with remote controlled electric blinds fitted over. Great space for a dining table and a sofa with a media wall and display unit built in to one wall.

Utility Room

With space for both a washer and tumble dryer under the quartz work surface, there is also a fitted base unit and tall storage cupboard. Underfloor heating, half glazed door to the rear garden and a connecting door to the double garage.

First Floor Landing

Nice sized landing with access to the following rooms:

Principle Bedroom 16'10" x 14'2" (5.13m x 4.32m)

This generous proportioned bedroom is complemented by an extensive range of fitted wardrobes with lighting to one wall, twin windows to the front elevation with remote control blinds fitted and a central heating radiator.

Bedroom 1 En-Suite

Marble tiled walls and flooring with warming underfloor heating, a smart modern Villeroy & Boch three piece suite including a large walk in shower, wall hung wash hand basin with a backlit mirror fronted cupboard over and a wc. Central heated towel rail, window to the front elevation and an extractor fan.

Bedroom 2. 14'2" x 13'8" (4.32m x 4.17m)

With built in wardrobes to one wall with lighting, a central heating radiator and a window to the rear looking over the garden and the adjoining countryside beyond with built in remote controlled blinds.

Jack And Jill En-Suite For Bedroom 2 & Bedroom 3

Marble tiled walls and flooring having warming underfloor heating, a large walk-in shower, wall hung wc and a wash hand basin with a vanity unit below and a backlit mirror over. Extractor fan and a central heated towel rail.

Bedroom 3. 14'4" x 14'10" (4.37m x 4.52m)

With built in wardrobes to one wall with lighting, a central heating radiator and a window to the front with built in remote controlled blinds.

Bedroom 4. 18'10" x 15'9" (5.74m x 4.80m)

Light and airy having windows to both the front and rear elevations, built in wardrobes with lighting and a central heating radiator.

Bedroom 5. 11'10" x 9'9" (3.61m x 2.97m)

Central heating radiator and a window to the rear elevation.



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House Bathroom

Beautifully appointed once again, the house bathroom is fitted with a four piece suite that includes a bath, a walk in shower, wall hung wash hand basin with a vanity unit below and backlit mirror over, and a wc. The bathroom is fully tiled to the walls and flooring, with warming under floor heating and a central heated towel rail fitted. Window to the rear and an extractor fan.

Outside

Approached through electronic gates to just the three properties, having a private double width driveway to a spacious double garage (20'3" x 10'1" with a remote controlled door, a central heating radiator and a built in coat and boot storage cupboards, the ideal place to kick off those muddy shoes / boots before entering the house. The front garden is laid to lawn with trees inset and a gentle pathway leading up to the front door. Moving around to the rear is a much larger garden, very private and fully enclosed. A good sized patio adjoins the bi-folding kitchen doors,, looks out over the garden and the countryside beyond. There is a neat level lawned garden with hedging to the borders and a excellent external lighting.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Double Garage

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 call coverage is available to the four main carriers at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

City of Bradford Metropolitan District Council Tax Band G. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

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>

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.



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**Opening Hours**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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.

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.

Please Note

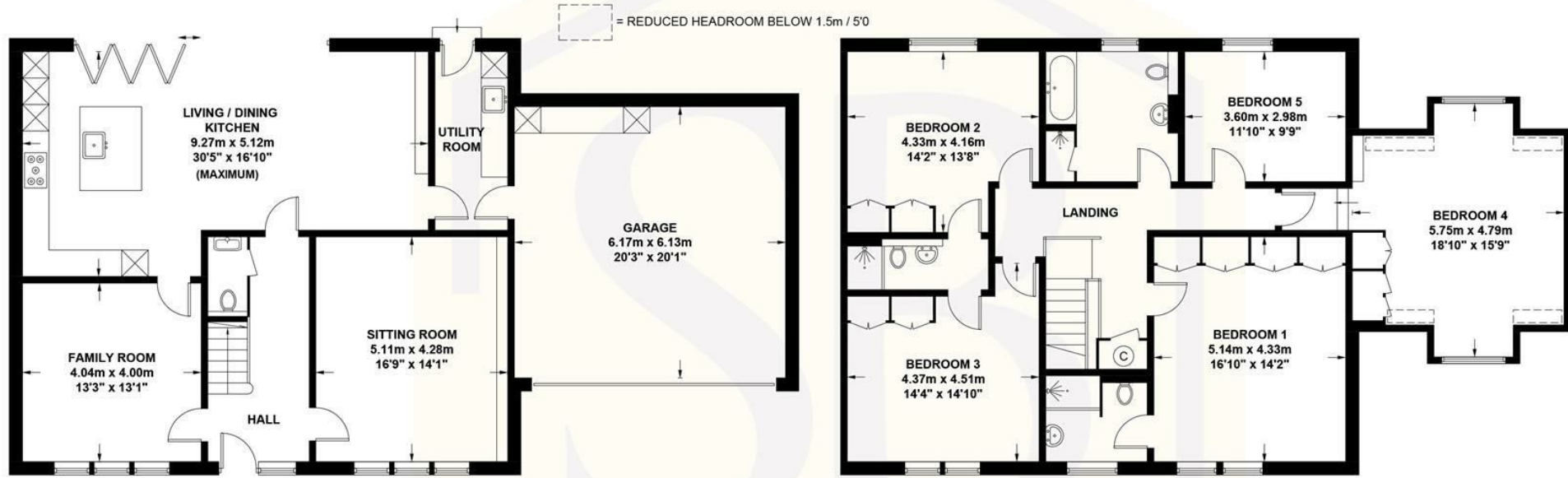
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

FIRST FLOOR

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.

T: Call us on 01943 889010
 E: info@shanklandbarracough.co.uk
 W: www.shanklandbarracough.co.uk

