



1 DERRY LANE MENSTON LS29 6NQ

Asking price **£335,000**

FEATURES

- Brick Built Semi-Detached Family Home
- Entrance Hall & Good Sized Sitting Room
- Double Block Paved Driveway With Electric Charger
- Ideal Property For A Variety of Buyers To Enjoy
- Close To Local Amenities, Transport Links & Local Schools
- Light & Airy Dining Kitchen With Integrated Appliances
- Useful Utility Room & Downstairs W.C
- Three Bedrooms & A Modern House Bathroom With White Suite
- Tenure Freehold / EPC Rating C / Council Tax Band B
- Low Maintenance Rear Garden With Two Garden Sheds




**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Attractive Brick Built 3 Bed Semi-Detached In The Centre Of Menston

Located in the charming village of Menston, this delightful semi-detached family home offers a perfect blend of comfort and practicality. As you step inside, you are welcomed by a light and airy entrance hall that sets the tone for the rest of the property. The well-designed layout features a spacious reception room, ideal for family gatherings or quiet evenings in.

The dining kitchen is a terrific social space ideal for modern family living and a useful utility room adds to the convenience of this home, offering additional storage and functionality for busy family life.

This home boasts three generously sized bedrooms, providing ample space for family members or guests. The bedrooms are designed to be both functional and inviting, ensuring a restful retreat at the end of the day and the modern house bathroom is well-appointed, catering to the needs of a modern family.

Outside, you will find parking for two vehicles on the block paved driveway which also has an electric charger, a valuable asset in today's busy world and a low maintenance flagged rear garden, ideal to enjoy on a summers evening.

Menston is known for its picturesque surroundings and strong community spirit, providing a peaceful retreat while still being within easy reach of local amenities and transport links. This semi-detached house is perfect for families seeking a welcoming environment in a desirable location. With its combination of light-filled spaces and practical features, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

To arrange a viewing contact 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

Entrance Hall

With a composite entrance door, window to the side elevation, radiator and stairs to the first floor. Useful storage area and laminate flooring.

Sitting Room 14'7" x 10'9" (4.45m x 3.28m)

A good sized reception room with ceiling cornice & rose, radiator and window to the front elevation. Door giving direct access into the dining kitchen.

Dining Kitchen 17'10" x 10'1" (5.44m x 3.07m)

A light and airy dining kitchen with a range of base and wall units incorporating cupboards, drawers, wine rack and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl sink with mixer tap, integrated fridge/freezer, dishwasher, electric oven and four ring ceramic hob having an extractor over. Ceiling cornice, laminate flooring, useful space for coats and shoes, recessed spotlights, radiator and window to the rear elevation. Adjoining utility room and cloakroom off.

Cloakroom

With a low suite w.c and wash basin with part tiled walls.

Utility Room 7'7" x 7'3" (2.31m x 2.21m)

A useful space having plumbing for an automatic washing machine, space for a dryer and base units with inset stainless steel sink. Vinyl flooring, window to the side and French doors out to the rear elevation.

First Floor

Landing

With ceiling cornice, laddered access to the part boarded roof void and window to the side elevation.

Bedroom 1. 12'3" x 12'0" (3.73m x 3.66m)

Double bedroom with ceiling cornice, radiator and window to the front elevation.

Bedroom 2. 11'8" x 8'7" (3.56m x 2.62m)

Another double bedroom with ceiling cornice, radiator and window to the rear elevation.

Bedroom 3. 9'3" x 8'0" (2.82m x 2.44m)

Could also be used as a dressing room or office for those working from home with ceiling cornice, radiator and window to the front elevation.

Bathroom

A modern house bathroom with a white three piece suite comprising a panelled bath with



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

rainfall shower and shower attachment, low suite w,c and wash basin with drawers under. Heated towel rail, part tiled walls and tiled floor, recessed spotlights and window to the rear elevation.

Outside

To the front of the property there is a block paved driveway providing off road parking for two vehicles with electric charger, whilst to the rear there is an enclosed flagged low maintenance garden with two sheds and access round to the front.

Tenure, Services And Parking

Tenure: Freehold/Leasehold

All Mains Services Connected

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>

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 B. 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.



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Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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.

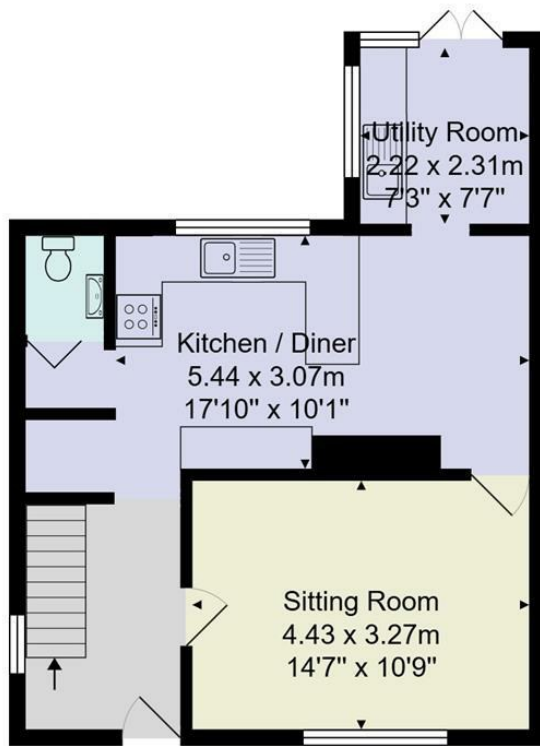
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

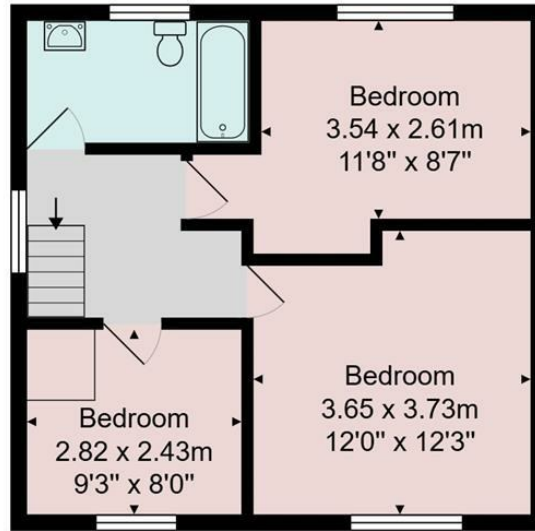
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

Total Area: 91.7 m² ... 987 ft²

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		72	83
(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	

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@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

