



23 WENTWORTH CLOSE MENSTON LS29 6NN

Asking price £700,000

FEATURES

- Detached Family Home In An Envious Central Cul-De-Sac Location
- Dining Kitchen With Access To The Garden & Utility Room
- Principle Bedroom With Recessed Wardrobes & En-suite Shower Room
- Enclosed & Private Lawned Garden With Indian Sandstone Patio
- Driveway & Double Garage With Electric Up & Over Door
- Three Reception Spaces, Ideal For A Growing Family
- Study Ideal For Those Working From Home & Downstairs Cloakroom
- Three Further Double Bedrooms & A Generous Family Bathroom
- Freehold / EPC Rating C / Council Tax Band G
- Short Stroll From The Local Amenities, Schools & Transport Links



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4 Bedroom Detached Family Home In The Heart Of Menston

Nestled in the charming area of Wentworth Close, Menston, this impressive detached house offers a perfect blend of space and comfort. Built in 2000, the property boasts a generous 1,856 square feet of living space, making it an ideal family home.

Upon entering, you will find three well-appointed reception rooms, providing ample space for relaxation and entertainment. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining area, or a vibrant playroom for the children. The layout is designed to promote both togetherness and privacy, ensuring that every family member can find their own space.

The dining kitchen is a lovely social space ideal for modern family living and benefits from access out to the rear garden with the utility room providing access into the integral double garage.

The house features four spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. With an en-suite and large family bathroom, morning routines will be a breeze, accommodating the needs of a busy household with ease.

One of the standout features of this property is private and enclosed rear garden, the perfect space for alfresco dining on a summers evening. There is generous parking available and a double garage with an electric up and over door.

The location in Menston is highly sought after, known for its friendly community and proximity to local amenities, schools, and beautiful countryside. This property is not just a house; it is a place where memories can be made and cherished for years to come.

In summary, this detached house on Wentworth Close is a wonderful opportunity for those seeking a spacious and well-designed family home in a desirable location. Do not miss the chance to make this property your own and arrange a viewing with 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

A welcoming entrance hall with radiator, stairs to the first floor with useful storage area under and cloakroom off.

Cloakroom

With a low suite w.c, pedestal wash hand basin, radiator and recessed spotlights.

Sitting Room 22'7" x 11'6" (6.88m x 3.51m)

A large reception room with a feature fire place housing a gas fire and enjoying a dual aspect with windows to the front and rear elevation. Three wall light points, two radiators and ceiling cornice.

Dining Room 9'10" x 9'5" (3.00m x 2.87m)

With ceiling cornice, radiator and sliding doors into:

Conservatory 11'8" x 9'10" (3.56m x 3.00m)

Another terrific light and airy reception space overlooking the rear garden with glass roof, tiled floor radiator and door out to the garden.

Study 9'4" x 6'11" (2.84m x 2.11m)

Ideal for those working from home, but could also be utilised as a hobbies room with ceiling cornice, radiator and window to the rear elevation.

Dining Kitchen 17'8" x 9'11" (5.38m x 3.02m)

With a range of base and wall units incorporating cupboards and drawers with a tiled splash back. Inset one and a half bowl sink unit with mixer tap, integrated double electric oven with a four ring gas hon and extractor over. Space for a freestanding fridge/freezer, recessed spotlights, ceiling cornice, radiator, window to the side and sliding doors to the rear elevation.

Utility Room

With a stainless steel sink unit, plumbing for an automatic washing machine and space for a dryer. Window to the side elevation and door into:

Integral Double Garage 17'11" x 16'9" (5.46m x 5.11m)

With electric up and over door, light and power.

First Floor

Landing

With cupboard housing the gas fired central heating boiler, velux window and access to the roof void.

Bedroom 1. 19'5" x 9'11" (5.92m x 3.02m)

A large principal bedroom enjoying a dual aspect with windows to the side and rear elevation. Generous recessed fitted wardrobes, ceiling cornice and radiator.

En-Suite Shower Room

With a white suite comprising a low suite w.c, pedestal wash hand basin and tiled shower stall. Heated towel rail and recessed spotlights.

Bedroom 2. 11'6" x 11'1" (3.51m x 3.38m)

With ceiling cornice, radiator and window to the front elevation.

Bedroom 3. 11'6" x 10'11" (3.51m x 3.33m)

Another good sized double bedroom having ceiling cornice, radiator and window to the rear elevation.

Bedroom 4 9'9" x 9'5" (2.97m x 2.87m)

A fourth double bedroom with radiator and velux window to the rear elevation.



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Family Bathroom

A generous family bathroom having a white four piece suite comprising a panelled bath, low suite w.c, pedestal wash hand basin and tiled shower stall. Radiator, recessed spotlights, fully tiled walls and floor, shaver point and window to the front elevation.

Outside

To the rear of the property there is an enclosed private rear garden which is predominantly laid to lawn with flower border, ideal for a growing family to enjoy. A recently laid Indian Sandstone flagged patio also provides an ideal space for entertaining and alfresco dining. A driveway allows parking for at least two vehicles with access around both sides of the property to the rear garden.

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 Superfast Broadband up to 82 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 G. 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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Total Area: 172.4 m² ... 1856 ft² (excluding double garage)
 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	74	81
(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
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