

Merlin

Main Street | | LS29 6EY

Offers over £350,000

TRANMER WHITE
Trusted Estate Agents

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Main Street |
Menston | LS29 6EY
Offers over £350,000

An attractive and extended semi detached house offering generously proportioned accommodation and having a good sized south facing rear garden. The property incorporates a welcoming hallway with a cloakroom, a sitting room, dining room and fitted kitchen on the ground floor whilst at first floor level there are three good sized bedrooms, a study/fourth bedroom and a shower room. There is an integral car port and extensive off road parking on the tarmacadam forecourt.

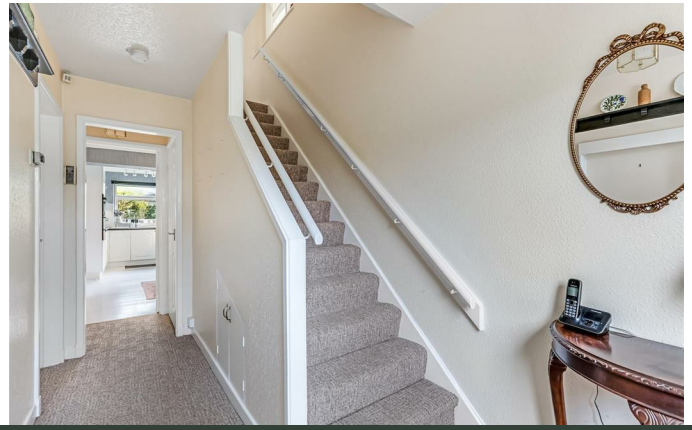
- Extended Semi Detached House
- Reception Hall & Cloakroom
- Sitting Room & Dining Room
- Fitted Kitchen
- 3 Bedrooms & Shower Room
- Study/ Occasional Fourth Bedroom
- Car Port & Extensive Off Road Parking
- South Facing Rear Garden
- EPC Rating D
- Council Tax Band D

GROUND FLOOR

Reception Hall
15'4" x 6'2" (4.67m x 1.88m)
With a part glazed entrance door, an understairs store cupboard and a broom cupboard.

Cloakroom
With a low suite wc and a wash basin with a cupboard beneath.







An attractive and extended semi detached house offering generously proportioned accommodation and having a good sized south facing rear garden.











Sitting Room
15'0" x 11'8" (4.57m x 3.56m)
With a bay window to the front elevation. Marble interior fireplace with a wooden surround and having an electric fire. Glazed double doors to:

Dining Room
15'6" x 9'0" (4.72m x 2.74m)
With a moulded ceiling cornice and a patio door leading to the rear garden.

Kitchen
17'2" x 8'0" (5.23m x 2.44m)
With a porcelain sink with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces with a tiled surround. Integrated appliances including a double oven, electric hob with an extractor over and a fitted fridge. Plumbing for an automatic washer and dishwasher. Moulded ceiling cornice. Door to the side of the property.

FIRST FLOOR

Landing
Leading to:

Bedroom 1
11'0" x 11'0" (3.35m x 3.35m)
With a window to the front elevation.

Bedroom 2
10'9" x 9'9" (3.28m x 2.97m)
With a laminate floor and a window overlooking the rear garden.

Third Bedroom Suite
Comprising:

Dressing Room
8'0" x 7'0" (2.44m x 2.13m)
With fitted wardrobes and cupboards.

Study/Occasional Bedroom
9'0" x 8'10 (2.74m x 2.69m)
With a laminate floor and a door leading to:

Bedroom 3
9'2" x 9'1" (2.79m x 2.77m)
With a laminate floor and a window overlooking the rear.

Shower Room
With a shower cubicle, pedestal wash basin and a low suite wc. Ceramic tiled walls.

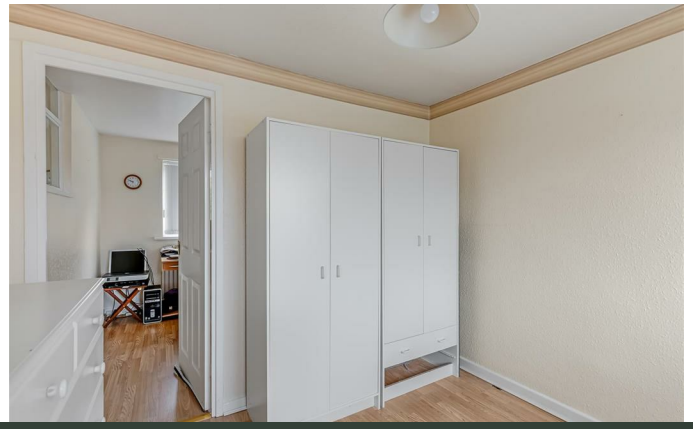
OUTSIDE











Car Port
To the side of the property and approached from the driveway by a pair of timber doors.

Gardens
To the front of the house is a generous tarmacadam forecourt providing additional off road parking.

To the rear of the house is a good sized south facing garden with a large patio and gravelled area with mature shrubs.

The rear garden houses a useful concrete sectional workshop/store.

Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link: https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

Offer Acceptance & AML Regulations
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.

Council Tax
City of Bradford Metropolitan District Council Tax Band D.

Tenure
We are informed by the client/s that the property is Freehold.





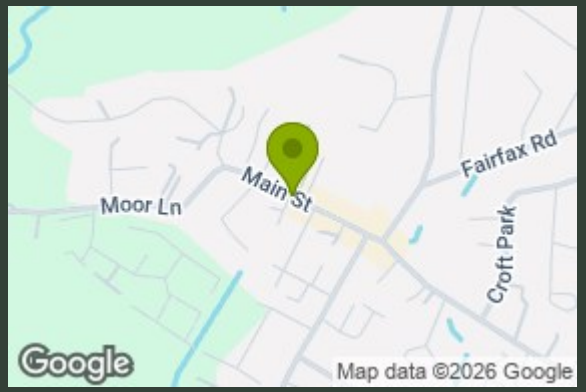
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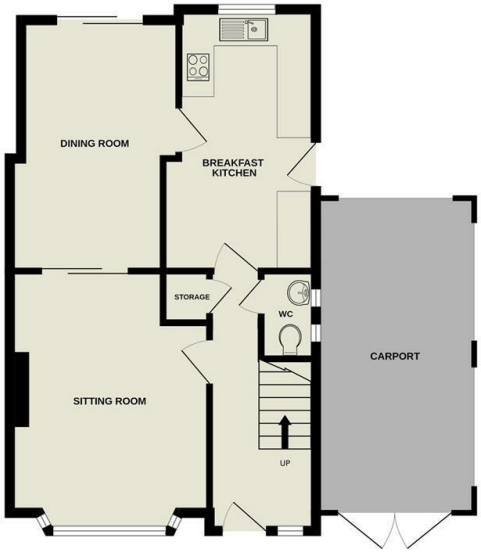








GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

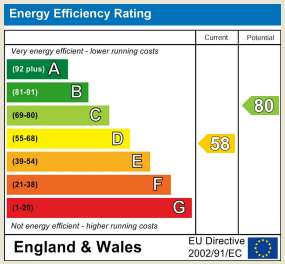


FIRST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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