



# Westfield House

Newfield Drive | | Menston | LS29 6JQ

£675,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

# Westfield House

Newfield Drive |

Menston | LS29 6JQ

£749,950

Nestled in the charming village of Menston, a delightful former Station Master's House sitting centrally within a level plot on Newfield Drive, just a short stroll to the centre of the village. The well planned flexible family accommodation briefly comprises an entrance porch, hallway, two reception rooms, breakfast kitchen, utility room, cloakroom, five bedrooms the principal having an ensuite shower room a family bathroom and additional downstairs cloakroom. Outside there is a block paved driveway, wrap around gardens and garage.

Menston has good local amenities including various shops, one of the district's most sought after primary schools plus the outstanding St Mary's Secondary School, pubs, church, a variety of sporting facilities, excellent transport links with regular rail connections to Leeds, Bradford and London Kings Cross, not to mention lovely walks in the surrounding countryside. Leeds Bradford Airport is approximately ten minutes' drive away.

- Detached Family Home
- Five Bedrooms
- Village location
- Primary school in the village
- Two reception rooms
- Garage and Driveway
- Neutral decor and fresh carpets
- Catchment for two secondary schools

With Gas fired Central Heating and UPVC Double Glazing throughout the property comprises:

## GROUND FLOOR

### Entrance porch

9'09 x 5'10 (2.97m x 1.78m)

A upvc entrance porch with a tiled floor area.

### Inner hall

With a useful under-stairs cupboard.

### Sitting room

12'9 x 10'9 (3.89m x 3.28m)

With a bay window to the front elevation and a fireplace housing a wood burning stove, set on a stone hearth.



Nestled in the charming village of Menston, a delightful former railway cottage sitting centrally within a level plot on Newfield Drive, just a short stroll to the centre of the village.



#### **Dining room**

12'9 x 12'6 (3.89m x 3.81m)

With windows to the side and rear elevations. A fireplace with a wood burning stove inset sitting on a stone hearth.

#### **Home Office/ Bedroom Five**

16'10 x 10'11 (5.13m x 3.33m)

An excellent sized additional reception room / 5th bedroom on the ground floor, which would make a perfect home office or other flexible usage. With a window to the front elevation and spotlights to the ceiling.

#### **Breakfast kitchen**

13'9 x 12'11 (4.19m x 3.94m)

Having a range of wall and base units with coordinating granite work tops and up stands. A one and half bowl stain steel sink and drainer, breakfast bar, 'Lacanche' range cooker with a five ring gas burner, integrated fridge and dishwasher. A window to the rear elevation and tiled floor.

#### **Utility room**

6'05 x 5'09 (1.96m x 1.75m)

With a tiled floor, door to the rear elevation, housing for a washer and dryer with a work top over. Spotlights to the ceiling.

#### **Cloakroom**

With a window to the rear elevation and tiling to the floor and walls. WC and wash basin.

#### **First floor**

Window to the side elevation, access to the fully boarded-out loft and airing cupboard.

#### **Principal Bedroom**

16'11 x 10'11 (5.16m x 3.33m)

A large principal ensuite bedroom with a window to the front elevation and spotlights to the ceiling.

#### **Ensuite shower room**

10'8 x 5'10 (3.25m x 1.78m)

A wet room with a large walk in shower area and glass panel, under floor heating, chrome heated towel rail, WC, wall hung wash basin with a mirrored vanity cabinet over. A window to the rear elevation, tiled floor and walls. Spotlights to the ceiling.

#### **Bedroom Two**

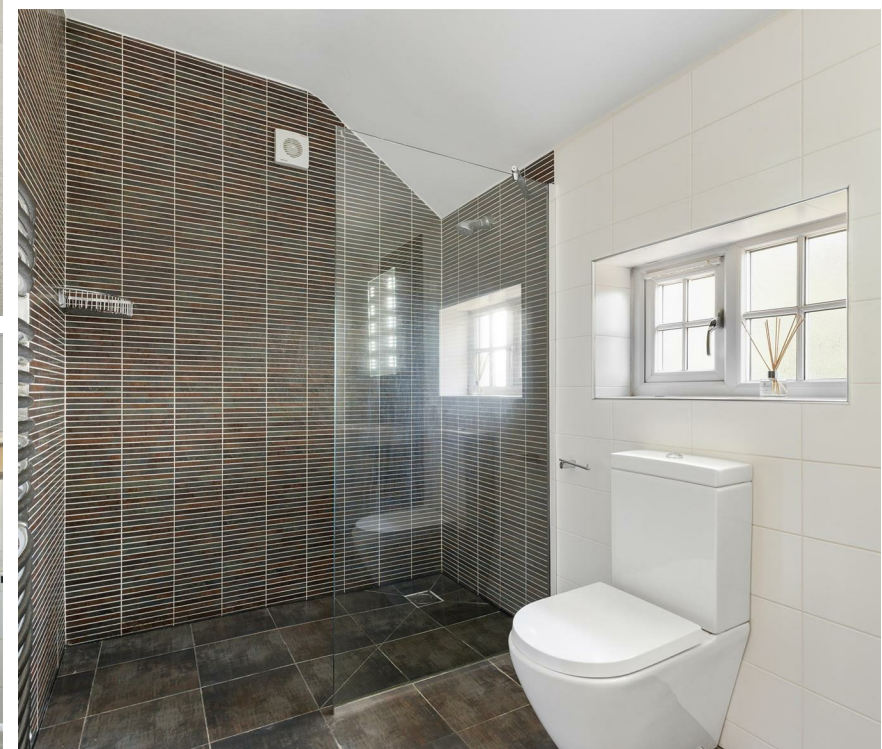
12'9 x 10'10 (3.89m x 3.30m)

With a window to the front elevation.

#### **Bedroom Three**

13'0 x 9'03 (3.96m x 2.82m)

Having a wood effect flooring, windows to the rear and side elevations. Spotlights to the ceiling.



### Bedroom Four

8'11 x 8'05 (2.72m x 2.57m)

With a window to the rear elevation.

### Bathroom

8'11 x 7'06 (2.72m x 2.29m)

With a window to the rear elevation, shower cubicle, bath, pedestal wash basin, WC, tiling to the walls and floor area. Extractor fan and spotlights to the ceiling.

### Garage

24'4 x 9'4 (7.42m x 2.84m)

Larger than standard size single garage having electric up and over door with double glazed opaque window to the rear and timber door also to the rear. Power, lighting, cold water supply and boarded over-eaves in roof space.

### Gardens

The property sits centrally within a level plot with gardens to all four sides. A sweeping block paved drive leads to the garage and provides ample parking to the front of the property. There are raised beds and a level lawned garden to the front. To the side of the property there is a pathway and gated access to the rear garden with mature and established hedges providing privacy. A further level lawned garden area and patio seating area, Summer house. To the other side of the property there is a useful bin store area.

### Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.

It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre. Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

### 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.

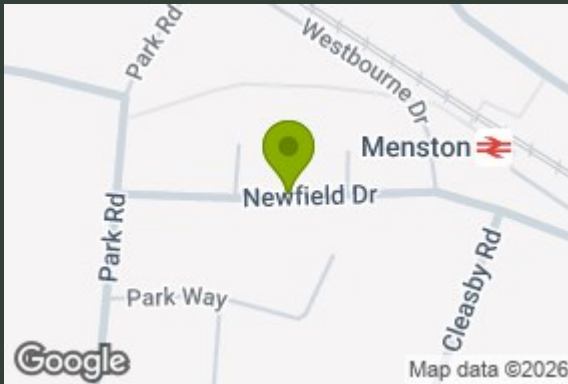
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

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.



Outside there is a block paved driveway, wrap around gardens and garage.





Total Area: 176.0 m<sup>2</sup> ... 1894 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141

ilkley@tranmerwhite.co.uk  
https://www.tranmerwhite.co.uk/