



Barn Close | Menston | LS29 6NL

£179,950

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8 Barn Close |  
Menston | LS29 6NL  
£179,950

A three- bedrooomed maisonette situated centrally within the village of Menston providing light and spacious accommodation. The layout in brief comprises: Entrance hallway, kitchen, living room, three bedrooms, bathroom and separate WC. Externally there is a flat roof terrace area with views and the potential to create an off road parking space

- Located in the heart of Menston village
- Generous living space
- Three bedrooms
- Private terrace, further garden with potential parking space
- First floor maisonette
- Modern kitchen
- Bathroom & Separate w.c.
- No onward chain

#### External steps

External steps lead up to the terrace area and the front door to the property

#### Entrance Hall

14'09 x 5'11 (4.50m x 1.80m)

A upvc glazed door and window to the front elevation. A useful under stairs storage cupboard.

#### Kitchen

9'11 x 8'0 (3.02m x 2.44m)

A range of high gloss wall and base units with coordinating work surfaces, stainless steel sink and drainer and tiling to the splash area. A window to the front elevation, electric oven and hob. Plumbing for a washing machine and space for a fridge. Vinyl flooring.

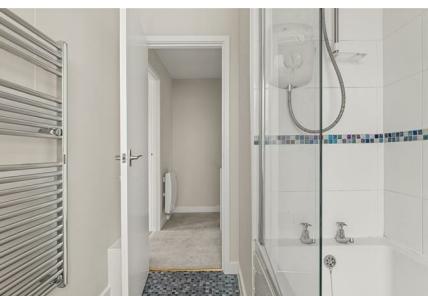
#### Living space

19'04 x 14'06 (5.89m x 4.42m)

A generous space which could easily be used for dining and living area. With two windows to the front and a further window to the side elevation.



A spacious Maisonette located in the heart of Menston village, offering three bedrooms accommodation with a private terrace and further garden area.



## Stairs to the first floor

A cupboard housing the water tank.

### Bedroom One

14'06 x 10'11 (4.42m x 3.33m)

Two windows to the rear elevation.

### Bedroom Two

9'08 x 8'04 (2.95m x 2.54m)

A window to the front elevation and a built-in cupboard.

### Bedroom Three

8'09 x 5'11 (2.67m x 1.80m)

A window to the front elevation and the bulkhead.

### Separate Cloakroom

With a WC

### Bathroom

8'02 x 5'05 (2.49m x 1.65m)

Comprising a bath with shower over, pedestal wash basin, heated towel rail, window to the side elevation, tiling to the splash areas and a tile-effect floor.

### Outside

There is a West-facing terrace area to the front of the property. There is a further garden area within the title to potentially create an off-road parking space.

### 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.

### 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.

### Council Tax

City of Bradford Metropolitan District Council Tax Band C

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

### 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>



FIRST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

SECOND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

TOTAL FLOOR AREA: 866 sq.ft. (80.4 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. The floorplan 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	69
(81-91)	B	
(70-80)	C	
(55-69)	D	
(39-54)	E	
(21-38)	F	22
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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