



Garth Grove | | Menston | LS29 6LJ

Asking price £349,950

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WHITE**
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7 Garth Grove |
Menston | LS29 6LJ
Asking price £349,950

A smart three-bedroom semi-detached property conveniently situated in the heart of the village, with the train station just a short walk away. The accommodation has been modernised by the current owners to create stylish and practical family living.

The property benefits from an entrance porch to the front, a cosy sitting room with a wood-burning stove, and an open-plan dining kitchen with ample space to dine and relax. Useful downstairs cloakroom/utility. To the first floor are three bedrooms and a family bathroom.

Outside, there are good-sized gardens to the front and rear, along with a driveway providing off-road parking.

- Three bedroomed semi detached property
- Driveway
- Sitting room with wood burning stove
- Downstairs WC
- Open plan living kitchen
- Situated centrally within the village
- Enclosed garden to the front and rear

GROUND FLOOR

Entrance porch

Upvc entrance door and porch.

Inner Hall

With stairs to first floor



The accommodation has been modernised by the current owners to create stylish and practical family living.



Sitting room

17 x 12'05 (5.18m x 3.78m)

With a Bay window to the front elevation, built in shelves and cups to the recess. A stone hearth with wood-burning stove inset.

Open plan living kitchen

15'08 x 14 (4.78m x 4.27m)

Open-plan dining/living kitchen fitted with a Howdens kitchen, featuring an oak herringbone floor. There are two windows to the rear elevation, two Velux windows, and a glazed uPVC door to the side, allowing plenty of natural light throughout the space.

The kitchen is fitted with a range of wall and base cabinets with worktops and matching upstands. There is space for a fridge/freezer, a one-and-a-half bowl sink with drainer, recycling unit, integrated dishwasher, induction hob, oven, and extractor hood. Ample space is provided for dining and relaxing.

WC / Laundry

A useful space providing plumbing for a washing machine with drying rail over, a window to the side elevation, tiled effect flooring and WC.

FIRST FLOOR

Landing

Loft with access hatch - pull down ladder and being partially boarded. Window to the side elevation.

Bedroom one

13'0 x 9'0 (3.96m x 2.74m)

A spacious double bedroom with a window to the front elevation.

Bedroom two

10'10 x 9'01 (3.30m x 2.77m)

Another generous double room with window to the rear elevation.

Bedroom three / Study

6'06 x 6'04 (1.98m x 1.93m)

Window to the side.

Bathroom

6'01 x 5'11 (1.85m x 1.80m)

Comprising a pedestal wash basin, WC as well as a bath with shower over. Window to the rear. A heated towel rail and spotlights to the ceiling.

OUTSIDE

Parking

To the front of the property there is a tarmac drive providing off road parking.





Gardens

At the front of the house there is a level, primarily lawned garden with shrub borders. To the side of the property, gated access leads to a gravelled path, a useful storage area to the side of the house, and steps rising to the kitchen door.

To the rear of the house there is an enclosed garden with a lawn, shrub borders, and a raised paved seating area.

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band

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.

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>



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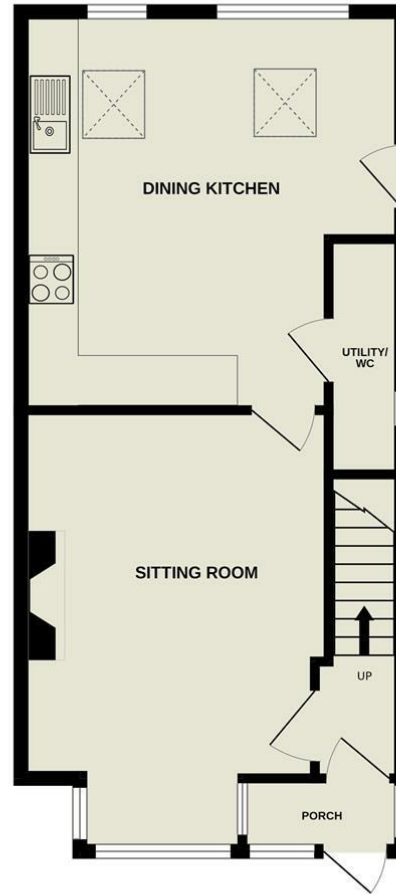


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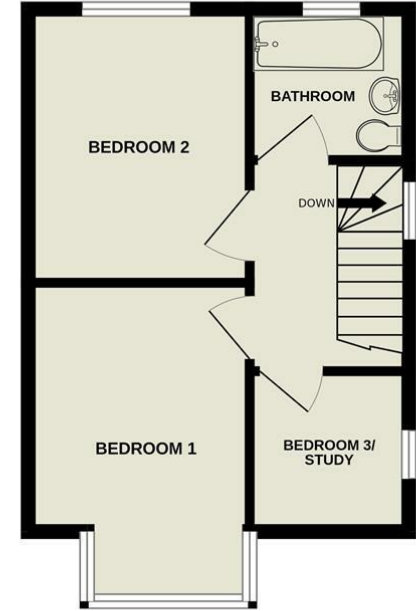


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GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



FIRST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 202/91/EC	

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