



23 Dicks Garth Road | | Menston | LS29 6HF

£350,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Key features

- Mid stone terrace
- Three bedrooms
- Basement conversion
- Two reception rooms
- Utility room
- Enclosed rear garden
- Central village location
- Walking distance to train station

Description

Nestled in the charming village of Menston, this delightful mid stone-built terrace house offers a perfect blend of modern living and traditional character. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The heart of the home is the inviting dining kitchen, which provides a warm and welcoming atmosphere for family meals. One of the standout features of this property is the converted tanked basement, which adds valuable additional living space. This versatile area can be used as a playroom, home office, or even a cosy den. A very useful utility room is also situated on the basement level with additional storage space off. To the first and second floors there are three bedrooms and a spacious bathroom. Enclosed patio garden to the rear.

Situated in a central village location, residents will enjoy easy access to local amenities, including shops, schools, and parks, all within a short stroll. The surrounding area boasts beautiful countryside, perfect for those who appreciate nature and outdoor activities.



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Ground Floor

Dining Kitchen

14'01 x 10'08

A composite and glazed entrance door opens onto the dining kitchen:

A range of shaker style wall and base units, wood effect worktops and tiling to the splash area. Circular stainless steel sink and drainer. A range of integrated appliances to include a dishwasher, oven, hob and fridge. A window to the front elevation, cornice to the ceiling and spotlights. Washed Oak effect flooring.

Sitting Room

14'02 x 12'11

With a window and door to the rear elevation. Fireplace with marble hearth and recess. To either side of the chimney there is recessed shelving. Ceiling cornice and spotlights.

Steps lead down to the basement conversion.

Lower Ground Floor

Family Room/Playroom

13'07 x 12'03

A bespoke built media wall providing cupboards and shelving. A window to the rear elevation and spotlights to the ceiling. A further cupboard provides storage and also houses the boiler.

Utility Room

10'06 x 9'01

With a range of wall and base units, worktops, plumbing for a washing machine and space for a dryer. Panelled walls and a washed Oak effect floor. A window to the front elevation.

Store Room

13'11 x 4'06

Useful storage area.

First Floor





**Bedroom**

14'03 x 10'08

With a window to the front elevation, spotlights and coving to the ceiling. Large storage cupboard.

Bedroom

7'0 x 6'06

A window to the rear elevation.

Bathroom

10'0 x 7'10

A spacious bathroom with a window to the rear elevation. Washed Oak flooring. A three piece bathroom suite providing a bath with an electric shower over, WC and pedestal wash basin. Coving and spotlights to the ceiling. A useful understairs storage area.

Second Floor**Bedroom**

23'11 x 12'11

An overall spacious third bedroom with a dormer window to the rear elevation and a Velux window. Exposed beamed ceiling.

Outside

Enclosed patio garden to the rear with gated access.

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.

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.

Council Tax

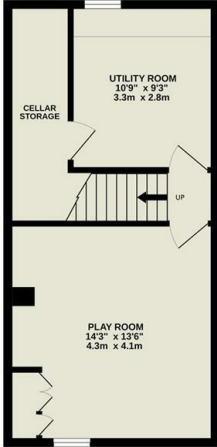
City of Bradford Metropolitan District Council Tax Band

Mobile Signal/Coverage

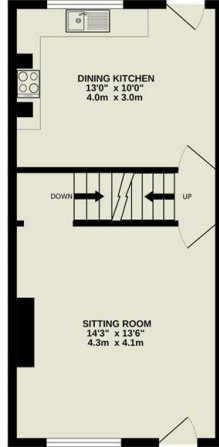
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Floor plans

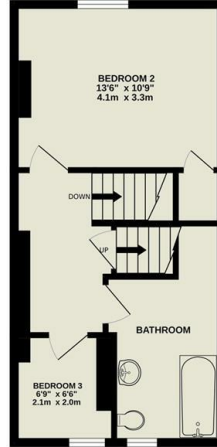
LOWER GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



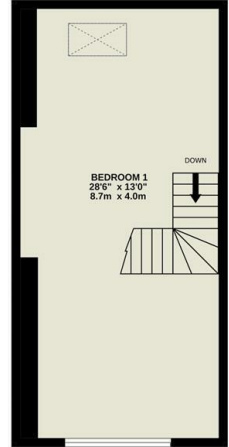
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



FIRST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



SECOND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 1512 sq.ft. (140.5 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		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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