



Cleasby Road | Menston | Menston | LS29 6JE

£410,000

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7 Cleasby Road | Menston

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A conveniently situated desirable property positioned in one of Menston's most sought after addresses. This property offers accommodation appointed to a high standard and ready for any new owner to move straight in. The layout in brief comprises; Entrance hall, sitting room, open plan dining kitchen, garden room, three bedrooms, bathroom and a useful fully boarded attic room. Outside the property has a driveway, detached garage and gardens to the front and rear.

- Central Menston location
- 3 Bedrooms
- Open plan dining kitchen
- 2 minutes walk to Menston train station
- Useful attic room
- Detached garage

Entrance Hall

With a wooden and glazed front door and a window to the front elevation. Oak effect flooring, cornice and a useful under-stairs storage cupboard.

Sitting Room

14'11 x 10'02 (4.55m x 3.10m)

With a window to the front elevation, coving to the ceiling and fireplace with a gas fire and tiled hearth.

Dining Kitchen

16'10 x 13'02 (5.13m x 4.01m)

This is a great family space effortlessly combining both the space for a large dining table and chairs and a contemporary kitchen. The kitchen comprises a range of wall and base units with coordinated wood effect worktops, one and a half bowl sink and drainer and tiling to the splash areas. A range of integrated appliance to include Neff oven, ceramic hob and extractor hood over, fridge/freezer and dishwasher. There is plumbing for a washing machine.

Breakfast bar providing seating and further storage cupboards. There is a door to the side elevation and a window to the rear elevation.



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Garden Room

11'07 x 7'04 (3.53m x 2.24m)

Leading directly off the dining area via double doors. There are French doors leading out to the rear garden area and a tiled effect floor covering.

Stairs to the first floor

Having a window to the side and access to the attic room.

Bedroom One

14'11 x 10'02 (4.55m x 3.10m)

With a window to the front elevation and coving to the ceiling.

Bedroom Two

13'04 x 10'04 (4.06m x 3.15m)

With a window to the rear elevation and fitted wardrobes.

Bedroom Three

9'01 x 6'01 (2.77m x 1.85m)

With panel effect walls, a built in cupboard and a window to the front elevation.

Bathroom

8'07 x 6'05 (2.62m x 1.96m)

Having a window to the rear elevation, a bath with separate shower attachment, shower cubicle, WC, pedestal wash basin, tiling to the splash area, tiled effect flooring, spotlights to the ceiling and a built in storage cupboard.

Attic Room

11'10 x 10'02 (3.61m x 3.10m)

Accessed via pull down ladder, a useful space with potential for use as a home office. Two velux windows, paneled ceiling, access to eaves storage and a radiator.

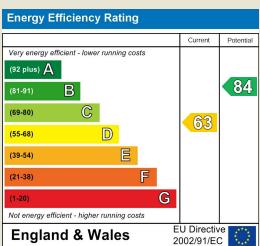
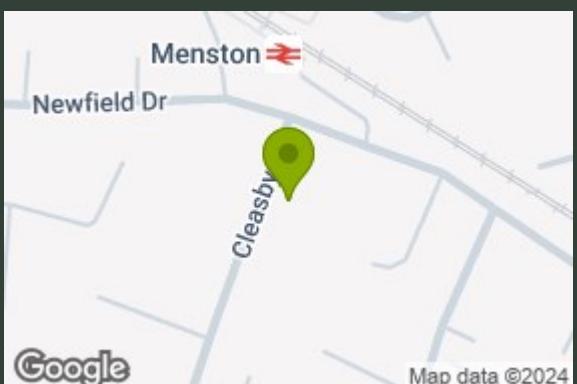
Gardens

To the front of the property there is a resin driveway providing ample parking and gardens complete with a mature Monkey puzzle tree. There is gated access to the side of the house and a side entrance door with a covered porch. To the rear of the house there are paved patio gardens, a level lawned garden area, decking and raised borders. A graveled pathway leads underneath an established Pergola to the detached garage. There is also a hot and cold water tap.

Garage

17'09 x 9'06 (5.41m x 2.90m)

With power and lights.



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