



Grange Avenue | Menston | LS29 6HD

£379,950

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# Grange Avenue | Menston | LS29 6HD £379,950

Tucked away in a quiet cul-de-sac towards the edge of the sought-after village of Menston, this beautifully remodelled home enjoys a peaceful setting while remaining within easy walking distance of local amenities, including the train station.

The property has been thoughtfully redesigned to create a stunning open-plan living, dining and kitchen space, ideal for both modern family life and entertaining. The accommodation briefly comprises an entrance porch and welcoming hallway, a cosy sitting room, and the impressive open-plan living dining kitchen with a useful WC/laundry room. This flows seamlessly into a spacious west-facing conservatory, perfect for enjoying the afternoon and evening sun.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property boasts attractive low-maintenance gardens, a summerhouse, and a private driveway, completing this delightful village home.

- Quiet cul de sac setting
- Three bedrooms
- Driveway
- A short walk to village amenities and train station
- Semi detached property
- West facing garden and summer house
- Open plan living/dining/kitchen

## GROUND FLOOR

### Entrance porch

60 x 5'03 (1.83m x 1.60m)  
A upvc entrance porch.

### Entrance Hall

Accessed via a upvc and glazed door, with LVT flooring, useful under stairs cupboard and a window into the porch.

### Sitting Room

120 x 1108 (3.66m x 3.56m)  
With a laminate floor covering and a window to the front elevation.



Tucked away in a quiet cul-de-sac towards the edge of the sought-after village of Menston.



#### Open plan living dining kitchen

16'05 x 16'0 (5.00m x 4.88m)

Remodelled by our client to create a fabulous open-plan space, the kitchen is fitted with a sleek range of high-gloss white wall and base units complemented by coordinating composite marble-effect worktops and upstands. Integrated appliances include an oven, four-ring induction hob, dishwasher, fridge, and freezer.

The space is further enhanced by a one-and-a-half bowl sink with drainer, a stylish breakfast bar ideal for casual dining, and smart LVT herringbone-style flooring, completing this contemporary and highly functional room.

#### Conservatory

11'0 x 8'09 (3.35m x 2.67m)

Enjoying a Westerly aspect with french doors to the side elevation leading straight out to a patio area.

#### WC/Laundry

With a WC and wall mounted wash basin, Wall mounted boiler and also neatly housing an automatic washing machine. LVT herringbone style flooring.

#### FIRST FLOOR

Landing area with a Upvc window to the side elevation.

#### Bedroom One

11'04 x 8'10 (3.45m x 2.69m)

With a window to the rear elevation. A full wall of mirrored sliding wardrobes.

#### Bedroom Two

11'03 x 11'03 (3.43m x 3.43m)

With a window to the front elevation.

#### Bedroom Three

6'07 x 6'07 (2.01m x 2.01m)

With a window to the front elevation.

#### Bathroom

7'01 x 5'0 (2.16m x 1.52m)

A three peice suite comprising a P shaped bath with an electric shower over, WC, washbasin and a heated towel rail. A window to the rear elevation. Tiled walls. Tiled floor with underfloor heating.

#### Outside

##### Gardens

To the front of the property there is a low-maintenance garden, enclosed by a low dry stone wall.

The rear garden is west-facing and designed for low maintenance, being predominantly block paved with a raised bed. It is enclosed by secure fencing and a wall, and also benefits from a summerhouse.

##### Driveway

To the side of the house there is a driveway providing off-road parking.

##### Council Tax

City of Bradford Metropolitan District Council Tax Band D.

##### Tenure

We are advised by the clients that the property is freehold.

##### 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.

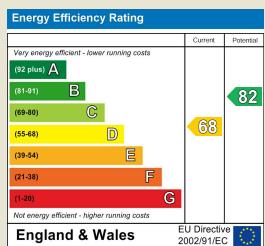
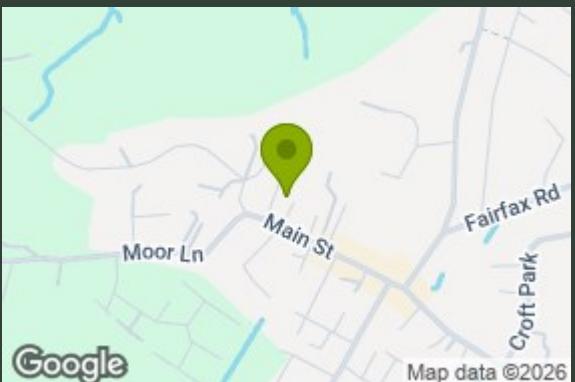
##### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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.

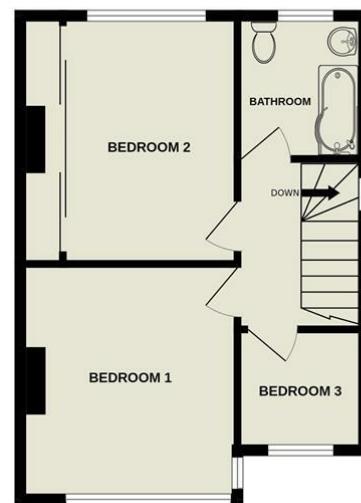
##### Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



**GROUND FLOOR**



**FIRST FLOOR**  
403 sq. ft. (37.4 sq. m.) approx.

**TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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 floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services and systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

139 Bolling Road  
Ben Rhydding  
Ilkley  
West Yorkshire  
LS29 8PN  
01943 661141  
ranmerwhite.co.uk  
ranmerwhite.co.uk/