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Trusted Estate Agents

# Darwin Bank

Whiddon Croft | Menston

Ilkley | LS29 6QQ

£1,350,000

A handsome modern detached family home offering generously proportioned accommodation appointed to a high standard. The property stands within a particularly generous plot directly adjoining open fields and enjoying far reaching views across Wharfedale. The property includes a welcoming hallway, six reception rooms and a large family kitchen on the ground floor whilst at first floor level there is a principal bedroom with en suite facilities, five further bedrooms one with an en suite shower room and a house bathroom. There is an integral double garage and extensive additional off road parking in the drive.

- A Large & Particularly Spacious Family Home
- Envious Setting With Large Garden Adjoining Open Fields
- Superb Long Distance Views Over Wharfedale
- Six Reception Rooms
- Large Fitted Kitchen With Aga
- Six Bedrooms
- 2 Bathrooms & Shower Room
- Double Garage
- Council Tax Band H, EPC Rating C
- Beautifully Appointed 3272 Sq Feet of Family Living

## GROUND FLOOR

### Reception hall

With a panelled entrance door, oak floor and an impressive oak staircase leading to the first floor. Moulded ceiling cornice and cloaks cupboard.

### Cloakroom

With a low suite wc and a wash basin with a cupboard beneath. Ceramic tiled walls and an oak floor. Recessed spotlights and a moulded ceiling cornice.



A handsome modern detached family home offering generously proportioned accommodation appointed to a high standard. The property stands within a particularly generous plot directly adjoining open fields and enjoying far reaching views across Wharfedale.



### Living Room

25'4" x 14'4" (7.72m x 4.37m)

Approached from the hall by a pair of multipaned glazed doors. Log burning stove on a stone hearth. Moulded ceiling cornice and dado rail. Super views over the garden and countryside beyond. A further pair of glazed doors lead to the conservatory.

### Conservatory

9'10" x 9'3" (3.00m x 2.82m)

With a quarry tiled floor and glazed double doors leading onto the garden.

### Dining Room/Playroom

15'0" x 12'3" (4.57m x 3.73m)

With a moulded ceiling cornice. Long distance views across Wharfedale.

### Study

13'0" x 7'6" (3.96m x 2.29m)

With an extensive range of fitted bookshelves and cupboards. Lovely outlook over the front garden.

### Family Kitchen

19'4" x 18'2" (5.89m x 5.54m)

Equipped to a high standard with a porcelain sink with mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Three oven gas fired Aga, microwave and fitted dishwasher. Large granite breakfast bar. Pantry cupboard. Limestone floor. Moulded ceiling cornice and recessed spotlights. Far reaching views over the valley.

### Lounge/Breakfast Room

13'10" x 12'0" (4.22m x 3.66m)

With a moulded ceiling cornice and glazed double doors leading to:

### Orangery

18'6" x 13'10" (5.64m x 4.22m)

With glazed double doors leading onto the rear garden. Limestone floor. This bright and airy living space enjoys a lovely outlook over the garden and with views of Wharfedale beyond.





### Utility Room

12'6" x 5'4" (3.81m x 1.63m)

With a range of fitted cupboard incorporating a sink unit. Plumbing for an automatic washer and space for a dryer. Door to the side of the property and a further door giving internal access to the garage.

### FIRST FLOOR

#### Landing

With a linen cupboard, cylinder cupboard and a moulded ceiling cornice.

#### Principal Bedroom

24'4" x 18'0" (7.42m x 5.49m)

With triple fitted wardrobes. Recessed spotlights and a moulded ceiling cornice.

#### En Suite Bathroom

With a panelled bath, tiled shower cubicle, low suite wc and wash basin. Travertine marble tiling. Two chrome heated towel rails. Recessed spotlights and a moulded ceiling cornice.

#### Bedroom

11'10" x 9'8" (3.61m x 2.95m)

With recessed wardrobes. Views over the valley.

#### Bedroom

15'2" x 12'5" (4.62m x 3.78m)

With recessed wardrobes. Views over the valley.

#### Bedroom

14'3" x 11'10" (4.34m x 3.61m)

With recessed wardrobes. Views over the valley.

#### En Suite Shower Room

With a tiled shower cubicle, low suite wc and a pedestal wash basin. Chrome heated towel rail and recessed spotlights.

#### Bedroom

12'6" (max) x 11'0" (3.81m (max) x 3.35m)

With a moulded ceiling cornice.

#### Bedroom

12'6" x 11'10" (3.81m x 3.61m)

With recessed wardrobes and a moulded ceiling cornice.



## House Bathroom

With a freestanding bath, tiled shower cubicle, wash basin and a low suite wc. Marble tiling to the floor and walls. Chrome heated towel rail. Recessed spotlights and moulded ceiling cornice.

## OUTSIDE

### Integral Double Garage

19'6" x 18'3 (5.94m x 5.56m)

With twin up and over doors. Wall mounted gas central heating boiler.

There is extensive additional off road parking in the block paved driveway.

### Gardens

The property stands within a particularly generous plot. To the front of the house is a neat and easily managed lawned garden, and well stocked borders. To the rear of Darwin Bank is a large and principally lawned garden with a terrace immediately to the rear of the property. Colourful rockery, decking and play area. The garden enjoys a high degree of privacy and directly adjoins open fields.

### Menston

Menston is a sought after village with a thriving community, ideally positioned on the edge of Leeds. It is served by the Wharfe Valley Line, offering excellent rail links to both Leeds and Bradford.

The village offers an appealing range of amenities, including cafés, popular public houses, a library and a well regarded village store providing a high quality selection of local produce. Menston is particularly well suited to families, with its own primary school, a local nursery in the village. A number of high achieving senior schools are available in the local area. Residents benefit from a substantial village park with tennis courts, churches of several denominations and a well used community centre. With the Yorkshire Moors close by, the area offers outstanding opportunities for walking, running and cycling, all easily accessible from the village. Overall, Menston combines the charm of village life with immediate access to open countryside, while also enjoying the convenience and wider amenities of neighbouring towns and the City of Leeds.



## Council Tax

City of Bradford Metropolitan District Council Tax Band H

## 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.

## 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>

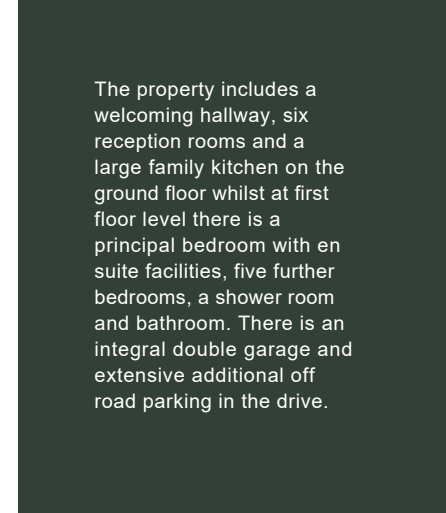
## Offer Acceptance & AML Regulations

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.

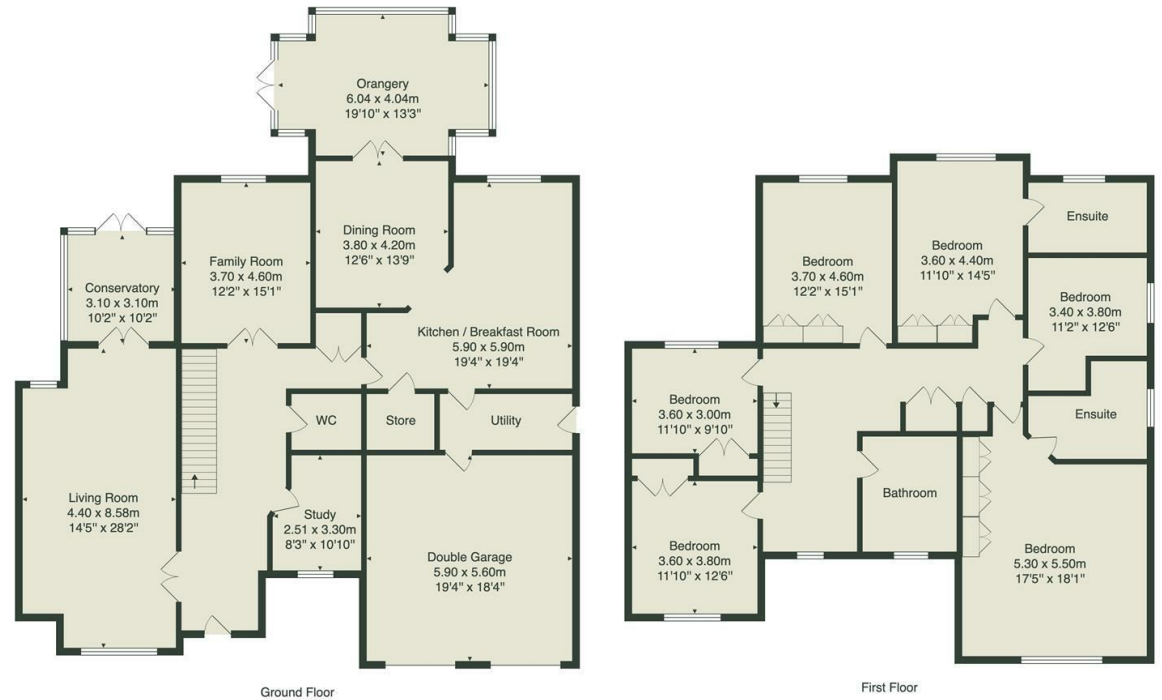
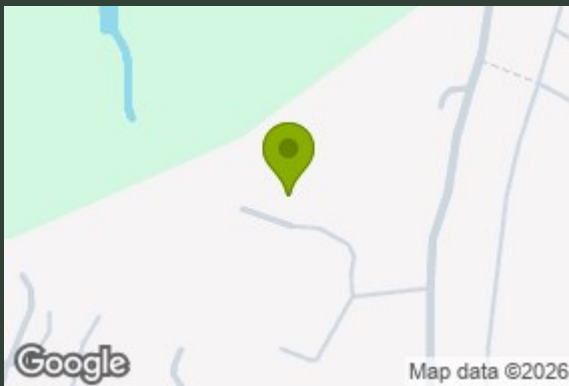
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler. Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

## Tenure

We are informed by the client/s that the property is Freehold.



The property includes a welcoming hallway, six reception rooms and a large family kitchen on the ground floor whilst at first floor level there is a principal bedroom with en suite facilities, five further bedrooms, a shower room and bathroom. There is an integral double garage and extensive additional off road parking in the drive.



All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(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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