



Bill Bowes Court | | Menston | LS29 6GF

£475,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents



1 Bill Bowes Court |  
Menston | LS29 6GF  
£475,000

A highly impressive and much improved three storey modern semi detached home offering beautifully presented accommodation and occupying a very pleasant setting within a short stroll of village amenities. The property incorporates a welcoming hallway with a cloakroom, a magnificent dining kitchen and a sitting room on the ground floor whilst the upper floors provide three good sized bedrooms, a bathroom and shower room. There is a very private south facing rear garden and off road parking for two cars.

- Impressive Semi Detached Home
- Sitting Room
- 2 Further Bedrooms & Bathroom
- Large Store Room & Garden Shed
- EPC Rating Awaited
- Superb Fitted Dining Kitchen
- Master Bedroom With Shower Room & Dressing Room En Suite
- South Facing Landscaped Garden
- Off Road Parking For 2 Cars
- Council Tax Band E

**GROUND FLOOR**

**Reception Hall**

9'5" x 7'4" (2.87m x 2.24m)

With a part glazed entrance door.

**Cloakroom**

With a low suite wc and pedestal wash basin. Recessed spotlights.





A highly impressive and much improved three storey modern semi detached home offering beautifully presented accommodation and occupying a very pleasant setting within a short stroll of village amenities



### Magnificent Living Dining Kitchen

35'7" x 13'10" (10.85m x 4.22m)

A bright and spacious living space including a large dining/living area with bifold doors leading onto the rear garden. The kitchen area includes a stainless steel sink with a mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. An additional cupboard houses a wall mounted gas fired central heating boiler. Integrated appliance include an electric oven and hob with filter hood over, microwave cooker, fridge and freezer, dishwasher and automatic washer. An open arch leads to:

### Sitting Room

16'5" x 9'7" (5.00m x 2.92m)

With recessed spotlights.

### FIRST FLOOR

#### Landing

Leading to:

#### Bedroom Two

13'7" x 10'10" (4.14m x 3.30m)

With two windows overlooking the rear garden.

#### Bedroom Three

11'8" x 9'0" (3.56m x 2.74m)

With recessed wardrobes having cupboards over.

#### Bathroom

With a modern white suite comprising a panelled bath with a shower over, vanity unit and a low suite wc. Ceramic tiling to the floor and walls. Shaver point and chrome heated towel rail. Recessed spotlights.

### SECOND FLOOR

#### Bedroom 1

19'9" x 13'6" (6.02m x 4.11m)

With a useful store cupboard.

#### Adjoining Dressing Room

7'3" x 6'3" (2.21m x 1.91m)

With a store cupboard.

#### En Suite Shower Room

With a white suite comprising a tiled shower cubicle, vanity unit and a low suite wc. Shaver point and chrome heated towel rail.

### OUTSIDE

#### Store Room

11'0" x 10'2" (3.35m x 3.10m)

With electric light and power.

#### Timber Garden Shed

#### Garden

There is a south facing low maintenance garden area to the rear of the house with an artificial lawn and extensive paved areas.

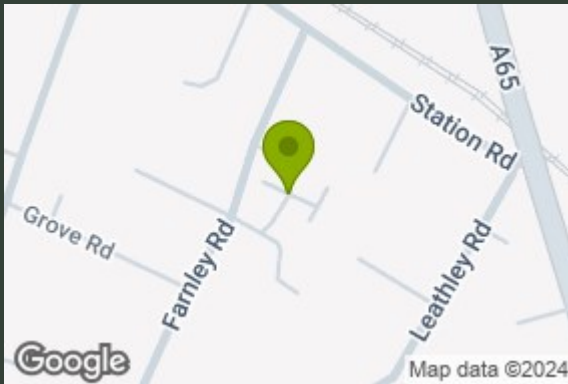
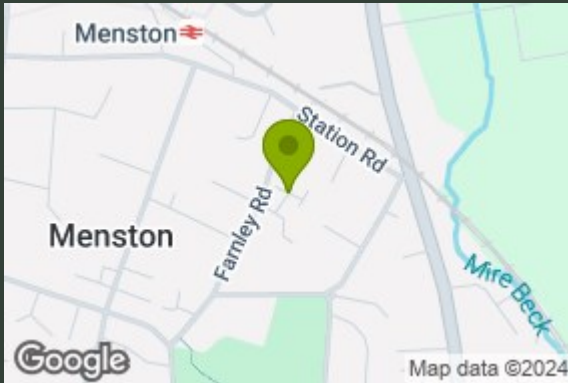
### Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford. It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

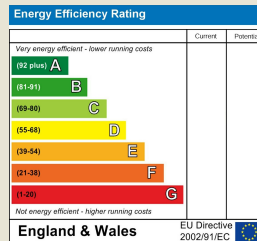
Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

### Council Tax

City of Bradford Metropolitan District Council Tax Band E



Total Area: 142.2 m<sup>2</sup> ... 1530 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141

ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>