



Brooklands Walk | Menston | LS29 6PH

Asking price £550,000

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Hampton Lea, Brooklands Walk | Menston | LS29 6PH Asking price £550,000

A very attractive detached bungalow situated in the popular village of Menston and just a short level walk to the train station.

The property sits within generous grounds approached via a private driveway providing ample parking and leading to a detached garage.

The accommodation briefly comprises an entrance porch leading to the sitting room with duel aspect windows, breakfast kitchen, dining room, rear entrance vestibule with a utility room and cloak room off. Two well proportioned double bedrooms and a bathroom. Externally the mature well stocked lawned gardens wrap around the property.

- Detached Bungalow
- Large detached Garage
- Two bedrooms
- Short level walk to Menston station
- Generous Plot
- No Chain
- Two reception Rooms

Entrance Porch

5'09 x 5'06 (1.75m x 1.68m)

A wooden entrance door with a glazed window panel. A window to the side elevation and a tiled floor area.

Sitting Room

15'0 x 13'07 (4.57m x 4.14m)

With four window panels to the front elevation, a V shaped window to the side elevation, a gas fire set on a stone plinth and coving to the ceiling.

Inner Vestibule

With loft access.

Dining Room

11'11 x 10'5 (3.63m x 3.18m)

With a window to the rear elevation and patio doors to the side. Built in shelving, cupboards incorporating a radiator cover. Coving to the ceiling.

Breakfast Kitchen

13'07 x 13'01 (4.14m x 3.99m)

A range of wall and base units with coordinating work tops and tiling to the splash area. One and a half bowl stainless steel sink and drainer, AEG four ring gas hob, AEG eye level oven and grill and a whirlpool dishwasher. Wood effect flooring. A window to the side elevation and an Archway leading to:



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Rear Entrance Vestibule

With a wood and glazed rear entrance door and a dado rail.

Utility Room

7'03 x 4'10 (2.21m x 1.47m)

With a work top, tiling to the splash area, plumbing for a washing machine and a wall mounted boiler. A window to the side elevation.

Cloakroom

Comprising a pedestal wash basin, WC and a heated towel rail. A window to the side elevation and a tiled floor area.

Bedroom One

19'05 x 12'0 (5.92m x 3.66m)

A generous double room having windows to both the front and side elevation both with built in plantation shutters. Coving to the ceiling.

Bedroom Two

11'09 x 9'11 (3.58m x 3.02m)

With windows to both the rear and side elevation with fitted plantation shutters. Coving to the ceiling.

Shower Room

Comprising a double shower cubicle, vanity sink unit, WC, towel rail, spotlights to the ceiling and a window to the side elevation. Tiling to the floor and splash areas.

Outside

Detached Garage

33'08 x 10'04 (10.26m x 3.15m)

With an up and over style door, power lights and a tap.

Gardens

A private driveway leads to the garage, providing ample parking. To the front of the property there are level, generous lawned gardens, well stocked borders and hedges. To the side of the property there is a paved pathway, a selection of raised beds and a well established conifer hedge. To the rear of the property there are further gardens and lawned 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 F

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.

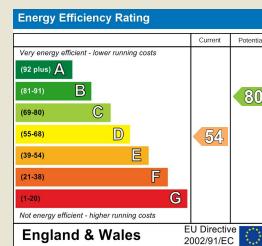
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

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>



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