



Home Farm Mews | | Menston | LS29 6BF

Asking price £725,000

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Menston | LS29 6BF  
Asking price £725,000

Situated in a charming location towards the edge of Menston village, surrounded by picturesque Countryside, this spacious four bedroomed property is a real 'tardis' with approximately 2000 square feet of accommodation, it really is a property that needs to be viewed.

The light and spacious accommodation briefly comprising a welcoming entrance hall, sitting room, open plan living kitchen, downstairs WC, utility room, and to the first floor there are four double bedrooms, two with their own ensuite facilities and a house bathroom. Two of the bedrooms also provide fabulous mezzanine areas with fixed wooden ladders in place. Outside the property has the benefit of a double garage, blocked paved drive and pretty south facing enclosed garden.

- Spacious accommodation with 1975 feet square
- Two en-suites and a family bathroom
- Double garage and parking
- Short walk to village amenities
- Four bedrooms
- Enclosed south facing gardens
- Countryside location
- Train station close by

#### GROUND FLOOR

##### Entrance hall

13'10 x 12'06 (4.22m x 3.81m)

A spacious entrance hall with solid wooden entrance door with glazed panels. Useful understairs cupboard. Window to the front elevation.

##### Cloakroom

Fitted with WC, half pedestal wash basin and tiling to half wall level and floor area.





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### Utility Room

7'10 x 6'02 (2.39m x 1.88m)

A well appointed utility area with a range of base and wall units, coordinating work stops and stainless steel sink unit. Plumbing for a washer and space for a dryer. Tiled splash backs and spotlights.

### Living Kitchen

28'03 x 13'0 (8.61m x 3.96m)

A wonderful light and airy space with plenty of room for a dining table and chairs. This room also has the space to create a cosy seating area. The kitchen area comprises a range of shaker style wall and base units with double granite work tops and upstands. Tiled splash areas, one and a half bowl recessed sink, integrated appliances to include Siemens oven and grill, Siemens four ring gas hob with a stainless steel splash back. An LG American style fridge/freezer, dishwasher and a cupboard also houses the boiler. There are three large window to the rear elevation, one window to the side and a door directly leading to the rear garden area.

### Sitting Room

24'5 x 15'4 (7.44m x 4.67m)

A light and airy room with multiple aspect windows, feature brick fireplace with a gas stove style fire inset on a stone hearth.

### FIRST FLOOR

#### Landing

With airing cupboard off.

#### Bedroom One

16'2 x 15'6 (4.93m x 4.72m)

With built in wardrobes and skylight window.

#### Ensuite Shower Room

8'9 x 5'0 (2.67m x 1.52m)

With a double shower cubicle, bidet, WC, vanity sink unit with illuminated mirror over, heated towel rail, tiling to the walls and floor area. Spotlights to the ceiling.

#### Bedroom Two

15'6 x 12'7 (4.72m x 3.84m)

With built in wardrobes and skylight. Ladder access to a mezzanine area.

#### Mezzanine area

13'8 x 9'05 (4.17m x 2.87m)

Restricted head height. Window to the side and a velux window.

#### Ensuite shower room

6'3 x 5'0 (1.91m x 1.52m)

With a corner shower cubicle, WC, pedestal wash basin, fully tiled wall and floor area.

#### Bedroom Three

12'2 x 11'4 (3.71m x 3.45m)

With built in wardrobes and skylight. Ladder access to a mezzanine area.

#### Mezzaine Area

12'5 x 9'5 (3.78m x 2.87m)

With restricted head height and a Velux window.

#### Bedroom Four

12'5 x 9'2 (3.78m x 2.79m)

With a Skylight window and bulkhead.

#### House Bathroom

8'02 x 6'11 (2.49m x 2.11m)

Comprising a bath with a shower over, vanity sink unit, WC and spotlights to the ceiling. Full tiling to the walls and floor area.







## Double garage

A double garage with block paved drive for two vehicles

## Grounds maintenance

The residents of home farm mews communally pay into a fund to maintain and upkeep the grounds surrounding the development. This include upkeep of the communal garden area, external decorative works and maintaining the gutters and drains.

The cost is currently set at £25.00 PCM

## Gardens

To the front of then property there is a paved path, level lawns and well stocked borders. To the rear of the house there is an enclose south facing garden with paved patio area, level lawned garden and Arbor leading to gated access.

## 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.

## Council Tax

City of Bradford Metropolitan District Council Tax Band F.

## 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.

## Tenure

We are advised that the property is freehold.

Please note the residents pay £25 per month, towards the drains/gutters, garden and external decoration with the development

## 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.

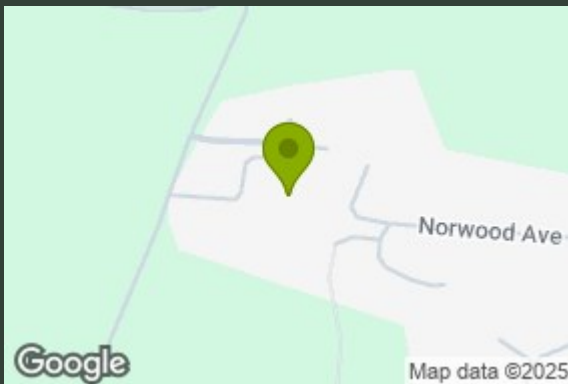
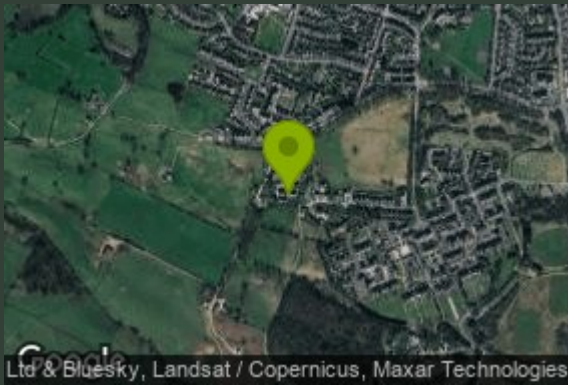
Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns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



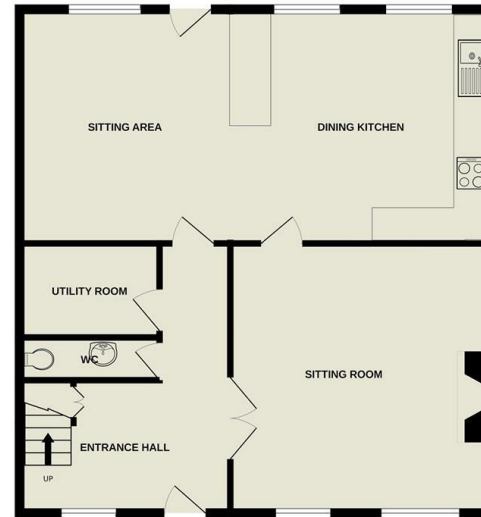
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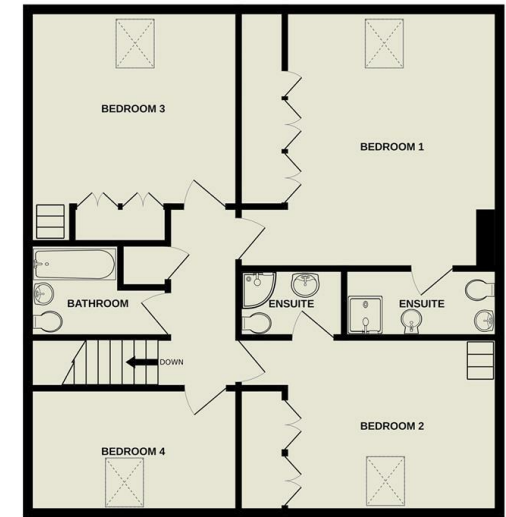




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1975sq.ft. (183.5 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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