



**Ellangowan, 13 Park Road, MENSTON**  
Guide Price £600,000





# Ellangowan

## 13 Park Road

### Menston

### LS29 6LN

**AN IMPRESSIVE FOUR BEDROOMED DETACHED FAMILY HOME WITH SCOPE FOR IMPROVEMENT AND STANDING WITHIN PARTICULARLY GENEROUS LEVEL GROUNDS OF ABOUT A QUARTER OF AN ACRE**

Located in a highly regarded and established neighbourhood within comfortable walking distance of Menston village centre and public transport services, Ellangowan comprises an interesting detached home providing spacious and well proportioned family accommodation. The property incorporates a welcoming hallway, two good sized reception rooms, a sizeable kitchen and a study on the ground floor whilst at first floor level there are four bedrooms and two bathrooms. The property, which would benefit from modernisation and improvement, stands within a particularly generous level plot of about 0.25 of an acre.



Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, an excellent primary school, sporting facilities, fantastic park and various pubs. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

The accommodation has **GAS FIRED CENTRAL HEATING** and **DOUBLE GLAZING** and with approximate room sizes, comprises:-

## GROUND FLOOR

**COVERED ENTRANCE PORCH** Leading to:-

**RECEPTION HALL** 12' 2" x 5' 7" (3.71m x 1.7m) With a part glazed entrance door. Moulded ceiling cornice and an understairs store cupboard.

**SITTING ROOM** 15' 5" x 12' 0" (4.7m x 3.66m) With windows to two sides. Brick fireplace housing a fitted gas fire. Moulded ceiling cornice and two wall light points.

**LARGE DINING KITCHEN** 24' 5" x 8' 0" (7.44m x 2.44m) Incorporating a separate dining area. Fitted wall cupboard. Twin bowl stainless steel sink unit. Windows to two sides.

**SNUG** 17' 4" x 11' 0" (5.28m x 3.35m) With a decorative brick fireplace and a pine panelled ceiling. Windows to two sides.

**STUDY** 11' 0" x 6' 2" (3.35m x 1.88m)

**UTILITY ROOM** 8' 6" x 5' 10" (2.59m x 1.78m) With a stainless steel sink unit, fitted cupboards and plumbing for an automatic washing machine.

**REAR ENTRANCE VESTIBULE** With a pantry cupboard off.

## FIRST FLOOR

**LANDING** Linen cupboard.

**BEDROOM** 15' 1" x 9' 9" (4.6m x 2.97m)

**BEDROOM** 9' 2" x 8' 0" (2.79m x 2.44m) With fitted cupboard.

**BEDROOM** 15' 5" x 8' 9" (4.7m x 2.67m) With a moulded ceiling cornice.

**BEDROOM** 12' 8" x 9' 0" (3.86m x 2.74m) With a fitted wardrobe, moulded ceiling cornice and bow window to the rear elevation.

**BATHROOM ONE** With a panelled bath, low suite wc, pedestal wash basin and tiled shower. Ceramic tiled walls.

**BATHROOM TWO** With a panelled bath, low suite wc, wash basin and tiled shower cubicle. Ceramic tiling to the floor and walls.

## OUTSIDE

**GARAGE** 15' 2" x 15' 0" (4.62m x 4.57m) With an electrically operated roller door. There is additional off road parking in the gravelled driveway to the front of the property.

**GARDENS** Ellangowan stands within an impressive level plot extending to just over a quarter of an acre. The majority of the garden is located to the rear of the property and enjoys a high degree of privacy. There are a number of outbuildings including a potting shed, garden store, timber workshop and a wendy house / garden shed.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

**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.

**TENURE** We understand the property is Freehold.

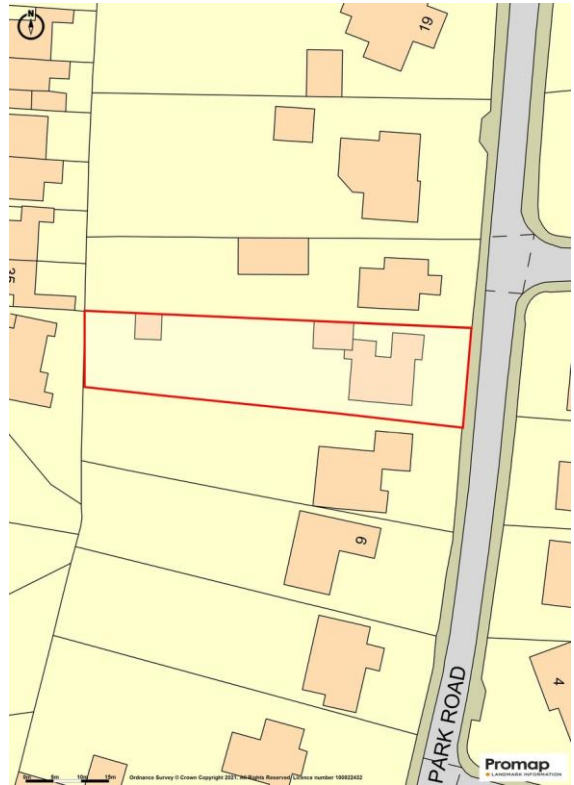
**LOCATION** From the traffic lights by the JCT600 garage on Bradford Road proceed into the village on Bingley Road and follow the road round to the right into Main Street. Continue along Main Street, passing the Kirklands Centre and take the next turning right into Park Road. Ellangowan is located on the left hand side after about 200 metres, shortly before the junction with Newfield Drive.



**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017**

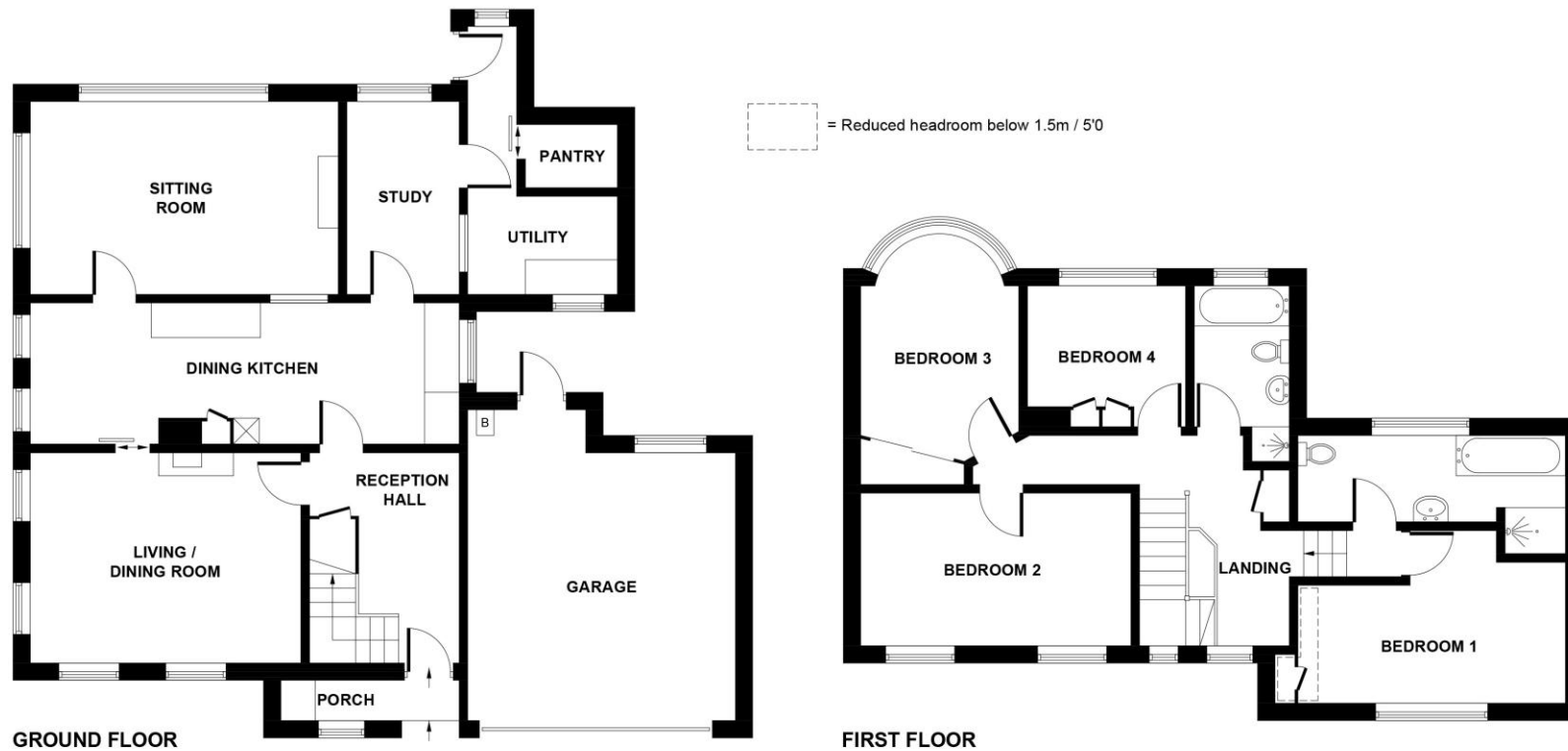
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ELLANGOWAN, 13 PARK ROAD

APPROXIMATE GROSS INTERNAL AREA = 153.1 SQ M / 1648 SQ FT  
 GARAGE = 23.3 SQ M / 251 SQ FT  
 TOTAL = 176.4 SQ M / 1899 SQ FT

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID816305)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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