



**Bleach Mill Lane, Menston**  
Asking Price Of £395,000





# Bleach Mill Lane

## Menston

### LS29 6AN

**A CHARMING MODERN STONE BUILT COTTAGE OFFERING IMAGINATIVELY DESIGNED TWO / THREE BEDROOMED ACCOMMODATION APPOINTED THROUGHOUT TO AN EXCEPTIONAL STANDARD AND OCCUPYING AN ENVIABLE QUIET SETTING CLOSE TO THE EDGE OF THE VILLAGE**

Set in a quiet and exclusive courtyard close to the edge of Menston village, yet within a short walk of local amenities, this charming stone built home, dating from 2016, provides imaginatively designed accommodation appointed to a very high standard. The property incorporates a good sized sitting room with an open Cathedral ceiling, a well equipped kitchen with integrated appliances, two double bedrooms and a luxury bathroom on the ground floor. The accommodation is completed at first floor level with a sizeable studio / third bedroom approached via an alternating tread staircase. Externally the property has a south facing low maintenance courtyard garden and off-road parking for two vehicles.



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 UNDER FLOOR CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

**GROUND FLOOR**  
**ENTRANCE PORCH** With a glazed entrance door and stone floor.

**IMPRESSIVE SITTING ROOM** 17' 1" x 13' 5" (5.21m x 4.09m) With an open Cathedral ceiling with exposed steel feature roof trusses. Electrically operated velux rooflight window. Large arched window to the front elevation with a glazed door leading onto the courtyard garden. Timber floor.

**INNER HALL** With recessed spotlights and a wooden floor.

**KITCHEN** 11' 4" x 6' 4" (3.45m x 1.93m) Equipped to a very high standard with a bespoke kitchen by Arcade Kitchens of Ilkley. The kitchen incorporates an inset sink unit with mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and quartz work surfaces. Integrated appliances by Neff include twin electric ovens, an electric hob with filter hood over, fridge, freezer, dishwasher and washer dryer. Recessed spotlights. Electrically operated Velux rooflight window.

**BEDROOM** 10' 10" x 8' 0" Maximum (3.3m x 2.44m) With recessed spotlights.

**BEDROOM** 10' 10" x 9' 2" (3.3m x 2.79m) With recessed spotlights.

**BATHROOM** With a modern white suite comprising a panelled bath having a shower over, low suite wc and a wash basin with a cupboard beneath. Ceramic tiling to the floor and walls. Heated towel rail. Mirror fronted medicine cabinet. Electrically operated Velux rooflight window.

**FIRST FLOOR** The first floor accommodation is approached by an imaginatively designed alternating tread staircase with a glass balustrade and timber handrail.

**STUDIO** 17' 0" x 16' 4" Maximum (5.18m x 4.98m) With sloping ceiling, recessed spotlights and a pair of Velux rooflight windows.

## **OUTSIDE**

**COURTYARD GARDEN** Hard landscaped for ease of maintenance and bounded by brick and stone walls. Off-road parking for two cars.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware that we reserve the right to request that PPE 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.

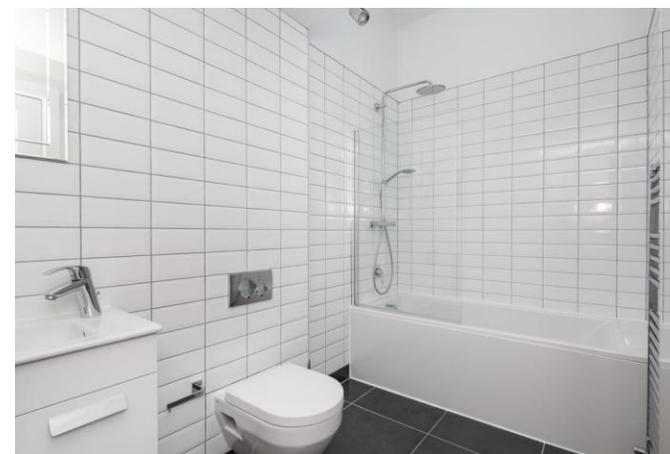
**TENURE** We understand the property is Freehold.

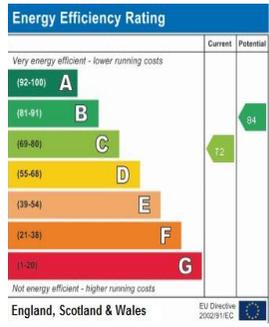
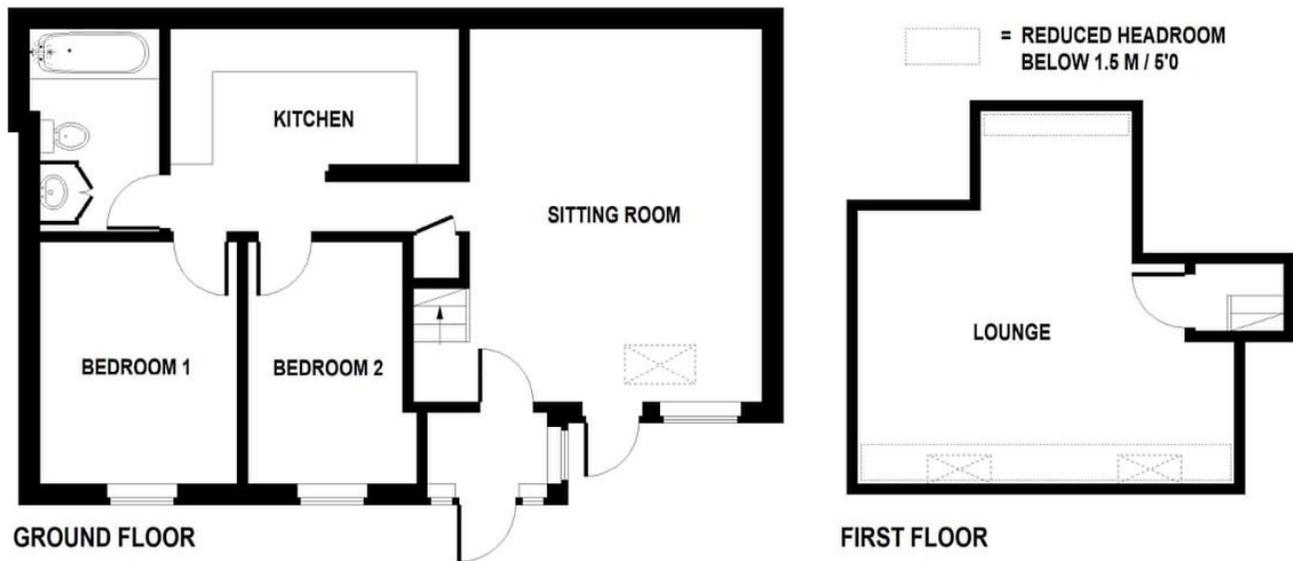
**COUNCIL TAX** City of Bradford Metropolitan District Council Tax Band E. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

**LOCATION** From the traffic lights on Bradford Road by the JCT600 garage, proceed along Bingley Road into Menston, skirting round the edge of the park and into Main Street. Continue through the village passing The Menston Arms on the left hand side and after a further 400 yards as the road bears left, take the right turning into Bleach Mill Lane.

**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** Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.





### THE STONE CROFT, LS29 6AN



APPROXIMATE GROSS INTERNAL AREA = 85.8 SQ M / 923 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. (ID 852563)



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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.