



**Cleasby Road, Menston**  
No Chain £825,000





# Beech House

78 Cleasby Road

Menston

LS29 6HN

**A HANDSOME VICTORIAN DETACHED FAMILY HOME OFFERING IMPRESSIVE AND ELEGANT FIVE BEDROOMED ACCOMMODATION AND ENJOYING A SECLUDED SETTING AT THE END OF A LONG PRIVATE DRIVE**

Beech House is an impressive Victorian Villa retaining many original features, located at the end of a private drive. Offering spacious five bedroomed family accommodation with scope for further modernisation standing in generous grounds and only a short level distance from the village centre amenities. The generous accommodation comprises an elegant reception hall, cloakroom, sitting room, dining room, snug, conservatory, dining kitchen and utility room. There is a master bedroom and en-suite bathroom, four further bedrooms and modern house bathroom to the first floor. Outside the property is set in generous and well stocked grounds enjoying a high degree of privacy, garage and adjoining workshop and a further single garage.



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/restaurants. 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 spacious accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, DEEP SKIRTING BOARDS, HIGH CEILINGS and with approximate room sizes comprises:

## GROUND FLOOR

### **ELEGANT RECEPTION HALL** 20' 9" x 5' 11" (6.32m x 1.8m)

An arched front door leads to the elegant reception hall. Moulded ceiling cornice. Walk in cloaks cupboard.

**CLOAKROOM** Fitted with a wash basin and low suite w.c. Two windows to the rear elevation.

**SITTING ROOM** 18' 6" x 15' 4" (5.64m x 4.67m) A generous reception room with a splayed bay window to the front elevation having a super outlook over the gardens. Marble fireplace and open grate. Moulded ceiling cornice and picture rail. Additional window to the side elevation.

**DINING ROOM** 18' 7" x 16' 6" (5.66m x 5.03m) A spacious dining room with a square bay window to the front elevation having a lovely outlook over the grounds and additional window to the side elevation. Feature marble fireplace. Moulded ceiling cornice.

**INNER HALL** 15' 7" x 6' 10" (4.75m x 2.08m) Window to the side elevation with a lovely outlook.

**SNUG** 12' 4" x 10' 7" (3.76m x 3.23m) Stone fireplace with a tiled hearth and inset electric fire. Window to the side elevation with a lovely outlook.

## INNER VESTIBULE

**PANTRY** Window to the side elevation. Stone slab shelf.

**DINING KITCHEN** 13' 8" x 13' 0" (4.17m x 3.96m) Fitted with an extensive range of base and wall units, coordinating work surfaces and an inset one and a half bowl sink unit. Eight ring gas range with hood over. Glass display cupboards. Bosch dishwasher. Window to the rear elevation.

**CONSERVATORY** 8' 0" x 5' 7" (2.44m x 1.7m) With exposed stone wall. Door to rear.

**STORE AREA** 5' 5" x 4' 11" (1.65m x 1.5m)

**UTILITY ROOM** 8' 6" x 5' 6" (2.59m x 1.68m) Belfast sink. Space for a dryer. Plumbing for a washing machine.

**HALF LANDING** Generous window.

## FIRST FLOOR

**LANDING** A spacious landing with moulded ceiling cornice.

**MASTER BEDROOM** 14' 11" x 13' 4" (4.55m x 4.06m) A lovely light and airy bedroom with windows to two elevations. Fitted wardrobes and store cupboards over, fitted drawers and cupboards.

**EN-SUITE BATHROOM** Fitted with a suite comprising a panelled bath with Mira shower over, pedestal wash basin and low suite w.c. Airing cupboard. Window to the front elevation.

**BEDROOM TWO** 15' 3" x 14' 11" (4.65m x 4.55m) Windows to two elevations. Fitted wardrobes and store cupboards over.

**BEDROOM THREE** 13' 2" x 10' 5" (4.01m x 3.18m) Cast iron fireplace. Wash basin. Window to the rear elevation.

**BEDROOM/STUDY** 9' 7" x 8' 11" (2.92m x 2.72m) Window to the side elevation. Ceiling cornice.

**STORE ROOM** 8' 10" x 7' 0" (2.69m x 2.13m)

**BEDROOM FOUR** 14' 9" x 11' 6" (4.5m x 3.51m) Tiled fireplace. Fitted shelves. Dado rail. Recessed wardrobes. Moulded ceiling cornice. Window to the side elevation.

**HOUSE BATHROOM** Fitted with a modern white suite comprising a panelled bath, shower stall with rainfall and hand held shower, vanity unit, low suite w.c and bidet. Heated towel rail. Limestone tiled floor. Part tiled walls. Low voltage lighting. Ceiling cornice. Two windows to the rear elevation.

## OUTSIDE

**WORKSHOP** 14' 2" x 14' 0" (4.32m x 4.27m) Vaillant gas fired central heating boiler. Gardeners w.c. Door to:

**GARAGE** 18' 4" x 14' 0" (5.59m x 4.27m) Electric up and over door.

## SINGLE GARAGE



**GARDENS** Beech House is set in generous and mature gardens with lawned areas, well stocked borders and enjoying a high degree of privacy.

**DRIVEWAY** There is a private driveway leading to Beech House providing ample off road parking and turning area.

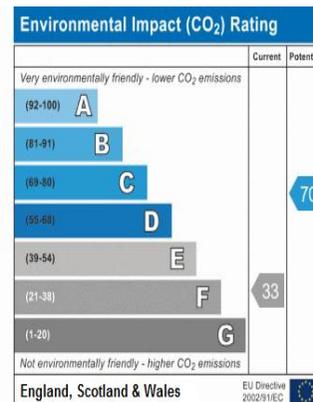
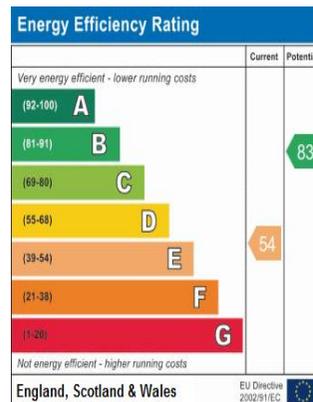
**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore 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.

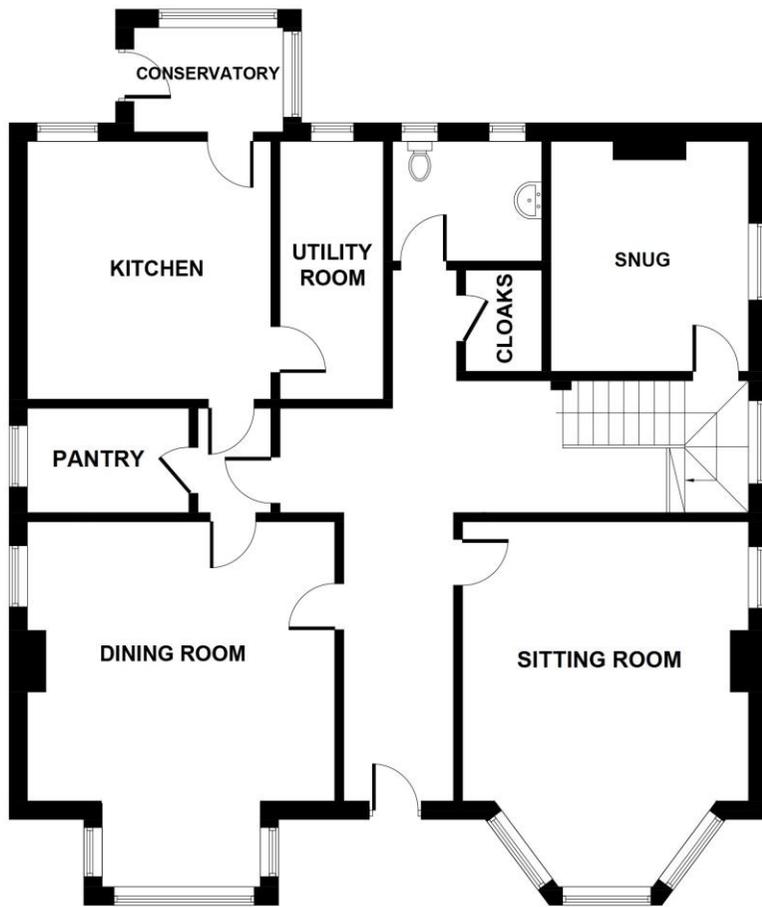
**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

**TENURE** We are informed by our clients that the property is freehold.

**MONEY LAUNDERING REGULATIONS** 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.

**LOCATION** From the traffic lights on Bradford Road by the Hare and Hounds public house, take Bingley Road and at the mini roundabout proceed straight ahead and then take the next right into Cleasby Road. Beech House is situated on the left hand side just after Hawksworth Drive.





**GROUND FLOOR**



**FIRST FLOOR**

## 78 CLEASBY ROAD

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 452893)

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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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