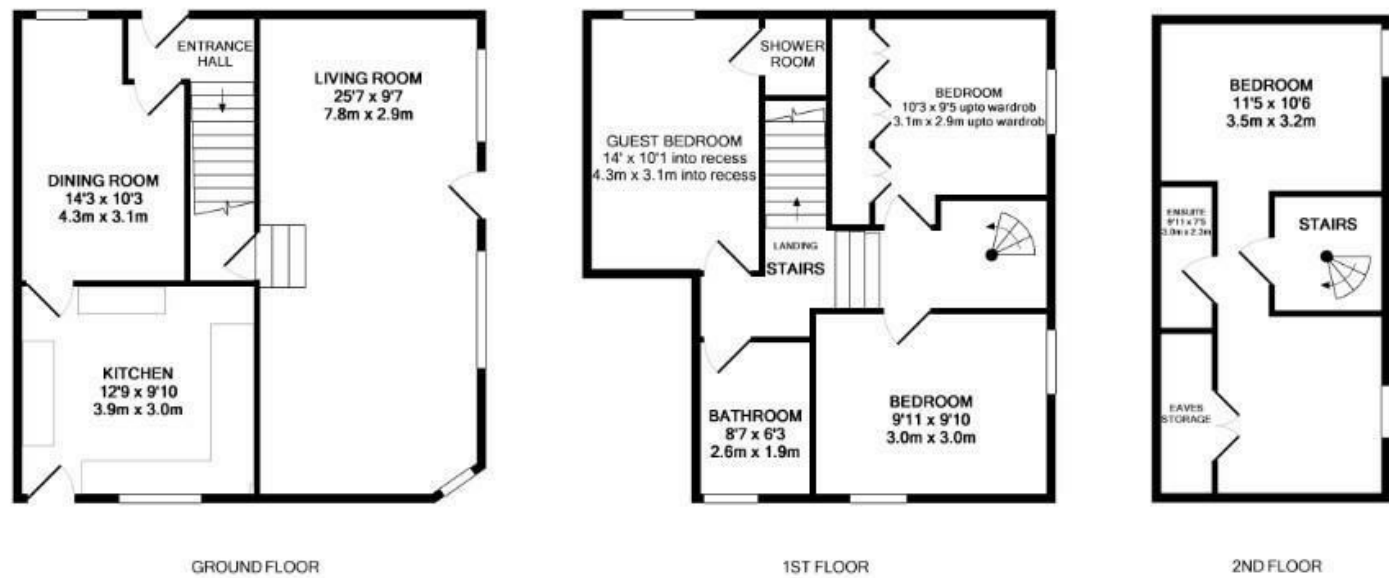


HARDISTY AND CO



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 6/2019

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

HARDISTY AND CO



Main Street
Menston

£290,000
4 BEDROOM HOUSE - END
TERRACE

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INTRODUCTION
SET IN THE HEART OF MENSTON VILLAGE, WE ARE DELIGHTED TO OFFER FOR SALE THIS QUIANT AND QUIRKY FAMILY HOME. OFFERING AN ABUNDANCE OF CHARACTER FEATURES THROUGHOUT THIS BEAUTIFUL HOME MUST BE VIEWED TO FULLY APPRECIATE SIZE OF ACCOMMODATION ON OFFER. SET OVER THREE FLOORS THIS IS A PERFECT FAMILY HOME AND OOZES CHARM THROUGHOUT. Briefly comprising entrance hall, family dining room, country kitchen with integral appliances and large family lounge. To the first floor there is the family bathroom and three large double bedrooms, master with fitted wardrobes. The Guest bedroom has an ensuite shower. There is a spiral staircase that leads into a further double bedroom and ensuite shower room. Bedroom 4, has ample space to fit a couch making it perfect for teenagers. To the outside there is on street parking to the front. To the rear of the property there is an easy maintenance cottage garden which is perfect for sitting out. There is the added bonus of a large store room which would make a perfect office for anyone who works from home. (As this used to be the Old Store, it could easily be converted back into a shop with living space) (Please note that change of use would need to be acquired to do this. THIS WARM AND LOVING CHARMING HOME MUST BE VIEWED. DO NOT MISS OUT.

LOCATION
Main Street in Menston village is situated between Otley and the town of Guiseley, both of which offer a range of retail and leisure facilities along with great schools. The city centres of Leeds and Bradford are within easy reach by road, or rail from either Guiseley or Menston railway stations. For the more travelled commuter the Leeds Bradford airport is a short drive away. The spa town of Ilkley nearby offers great shopping, restaurants and hotels, walks on the Moor or abseiling down the Cow and Calf rocks. The main A65 leads out to the Yorkshire Dales.

HOW TO FIND THE PROPERTY
From our office at Otley Road (A65) travel towards Ilkley. At the White Cross roundabout take the third exit with Harry Ramsden's on your right hand side, and Menston village is the third turning left. Follow the road onto MAIN STREET and the property is at the end of Main Street and is identified by our For sale sign.

ACCOMMODATION

GROUND FLOOR
Solid wood entrance door to ...

ENTRANCE HALL
On entering this lovely home you immediately get the feeling of warmth. Comprising ceiling coving. Stairs to the first floor. Doors to ...

DINING ROOM



14'3 x 10'3
A lovely cosy room comprising ceiling coving. Feature open fireplace. Encased radiators. uPVC double glazed window to the front elevation.

COUNTRY KITCHEN



12'9 x 9'10
Keeping within the style of the property is this lovely country kitchen. Comprising a wide range of solid wood country style wall, base and drawer units with marble affect work surfaces. One and a half bowl marble affect sink and side drainer. Integrated double electric oven, microwave and electric hob with extractor fan above. Integrated double fridge. Plumbed for washing machine and dish-washer. Worcester boiler. Partially tiled walls. Tiled flooring. Inset spot lights. Exposed beams. Encased radiator. uPVC double glazed windows to the rear elevation. Solid wood and glazed entrance door to the rear elevation. Steps to:

LARGE FAMILY LOUNGE



25'7 x 9'7
This is a lovely large room with exposed beams. Feature electric fire. Inset spot lights. Double radiator and single radiator. uPVC double glazed windows to the front and side elevation.

FIRST FLOOR

LANDING
Access to the loft space. Spiral staircase leading to 2nd floor. Doors to .

BEDROOM ONE



10'3 x 9'5 (up to robes)
A fantastic sized double bedroom with high quality fitted wardobes. Double radiator. uPVC double glazed window to the front elevation.

GUEST BEDROOM



14'4 x 10'1 iinto recess)
Another fantastic double bedroom with inset spot lights. Double radiator. uPVC double glazed window to the front elevation. Door to Shower cubicle.

BEDROOM THREE
9'11 x 9'10
A further double bedroom. Double radiator. uPVC double glazed window to the side elevation.

HOUSE BATHROOM



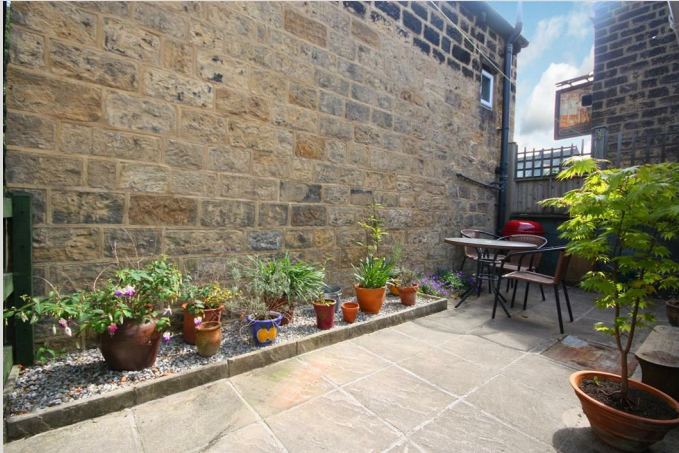
8'7 x 6'3
Comprising panelled bath with thermostatic shower over, built in vanity unit and wash hand basin, low level w.c. Double radiator. Part tiled walls. Upvc double glazed windows to rear elevation.

2ND FLOOR LANDING
Spiral stairs case leading to 2nd floor from landing area. Door to:

BEDROOM FOUR
11'5 x 10'6
This is a fantastic double bedroom great for teenagers to have friends round and give parents piece and quite. With the added bonus of extra living space to put in a couch and TV area. Double radiator. uPVC double glazed window to the front elevation.

EN-SUITE SHOWER ROOM
9'11 x 7'5
Comprising top of the range shower cubicle with spray spa shower, pedestal wash-hand basin and low flush W.C. Extractor fan. Under eaves storage. Double radiator. uPVC double glazed window to the front elevation.

OUTSIDE



To the outside of the property is an enclosed, low maintenance cottage style garden with pebbled and paved areas for sitting out relaxing. There is also an outside store room with a uPVC double glazed window and door. A great room for anyone wishing to work from home.

BROCHURE DETAILS.
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

MORTGAGE SERVICES.
Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?