



60 Leathley Crescent, Menston, LS29 6DH
Asking Price Of £319,500





A WELL MAINTAINED THREE BEDROOMED SEMI-DETACHED FAMILY HOME LOCATED IN A POPULAR RESIDENTIAL AREA, CLOSE TO THE HEART OF THIS SOUGHT AFTER VILLAGE AND WITHIN WALKING DISTANCE OF THE TRAIN STATION. OFFERING FURTHER POTENTIAL SUBJECT TO THE NECESSARY PLANNING APPROVAL.

Greenside is a smartly presented semi detached property located in a popular residential area, close to the heart of this sought-after village. Set in a corner plot the property offers scope to create further accommodation, subject to the necessary planning approval. Currently, the accommodation comprises an entrance hall, cloakroom, through sitting room/dining area, kitchen, conservatory and rear entrance porch. To the first floor there are three bedrooms and a bathroom. Outside there are well maintained enclosed gardens to three sides, garage and driveway.

The smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

GROUND FLOOR

ENTRANCE HALL 7' 7" x 4' 10" (2.31m x 1.47m) With decorative panelling and delft rack. Stairs to the conservatory and first floor.

CLOAKROOM Fitted with a wall mounted corner wash basin and low suite w.c. Window to the front elevation.

SITTING ROOM & DINING AREA 19' 0" x 11' 6" (5.79m x 3.51m) A lovely light and airy room with windows to the front and rear elevations. Feature fireplace with a wooden surround, marble interior and hearth housing the living flame gas fire.

KITCHEN 12' 10" x 8' 11" (3.91m x 2.72m) Fitted with a range of base and wall units, coordinating work surfaces incorporating a one and a half bowl sink unit. Tiled splash backs and concealed lighting. Glass front display cupboard. Indesit double oven. Four ring gas hob. Plumbing for a washing machine. Space for a fridge. Wall mounted Baxi gas fired central heating boiler. Windows to the front and rear elevation. Under stairs store cupboard.



REAR ENTRANCE PORCH 5' 11" x 4' 7" (1.8m x 1.4m)
Exposed brick wall. Door to the garden.

CONSERVATORY 12' 0" x 8' 6" (3.66m x 2.59m) A super addition to the property, with access to the garden.

FIRST FLOOR

LANDING Window to the side elevation. Ladder access to the partially boarded roof void.

BEDROOM ONE 11' 0" x 10' 6" (3.35m x 3.2m) With a cast iron fireplace. Picture rail. Window to the front elevation.

BEDROOM TWO 14' 8" Maximum x 8' 2" (4.47m x 2.49m)
Fitted cupboard. Window to the rear elevation.

BEDROOM THREE 9' 6" x 8' 11" (2.9m x 2.72m) Fitted bulkhead cupboard. Window to the front elevation.

BATHROOM Fitted with a white suite comprising a panelled bath with Triton shower over, pedestal wash basin and low suite w.c. Part tiled walls. Window to the rear elevation.

GARDEN Greenside is set in a corner plot with gardens to three sides. To the front there is a lawned area with well stocked borders, further lawned area to the side, whilst to the rear there is an additional lawned area, raised borders and summer house.

GARAGE 17' 9" x 9' 7" (5.41m x 2.92m) Located to the rear of the property there is a detached single garage with doors to the front and door to the side.

DRIVEWAY To the front of the garage there is a driveway providing further off road parking.

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.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

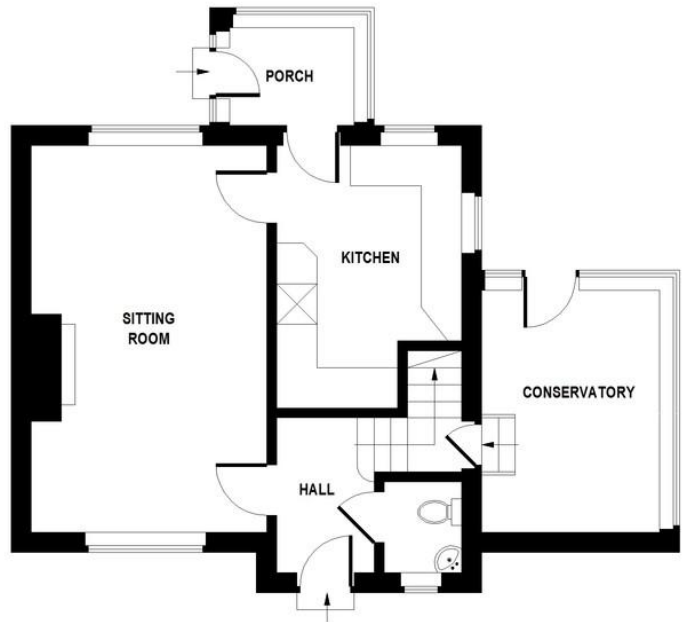
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there 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 chose 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.

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

LOCATION From The Fox public house proceed along Bradford Road towards Menston. Turn right onto Leathley Road, just before Sainsburys on the left hand side. Continue up Leathley Road and at the mini roundabout, take the first exit left into Leathley Crescent. Greenside is located on the right and can be identified by the Dale Eddison 'For Sale' board.





GROUND FLOOR



FIRST FLOOR

60 LEATHLEY CRESCENT

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 698951)

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

Dale Eddison

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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.