



3 Grange Farm Close, Menston LS29 6QG

Asking Price Of £685,000





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WITH SIMPLY STUNNING VIEWS OVER THE ADJOINING WHARFEDALE COUNTRYSIDE, THIS BEAUTIFULLY PRESENTED FOUR BEDROOMED STONE BUILT DETACHED HOUSE MUST BE VIEWED TO BE FULLY APPRECIATED

Offering the perfect location, with stunning open countryside views whilst being located within the village itself, within easy walking distance of the excellent amenities, primary school and the train station, this house is stunning. Appointed to a very high specification throughout, you will be taken by this fine home from the moment you walk in through the front door to the welcoming entrance hallway. The ground floor has two reception rooms, with the main sitting room having a warming wood burning stove, a fabulous stylish dining kitchen with a utility room off and a cloaks w.c completing the ground floor. The first floor has four double bedrooms and two stunning bathrooms. The property comes with good parking, a garage and attractive enclosed gardens.



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 accommodation with GAS FIRED CENTRAL HEATING, NEW ALUMINIUM FLUSH WINDOWS AND DOORS and with approximate room sizes, comprises:

ENTRANCE HALLWAY A warm and welcoming hallway, having the staircase to the first floor with a useful under stairs storage cupboard below, a central heating radiator and a deep cloaks cupboard.

DOWNSTAIRS W.C Modern two piece suite in white comprising a wash hand basin and a w.c to a modern vanity unit, beautiful oak flooring, a central heating radiator and a window.

SITTING ROOM 22' 9" x 12' 10" (6.93m x 3.91m) Excellent proportioned sitting room having a focal stone fireplace with a wood burning stove inset, central heating radiator and a window to the front elevation.

GARDEN ROOM 11' 5" x 11' (3.48m x 3.35m) Making the most of those fabulous open countryside views with multiple windows and glazed French doors out to the rear garden, beautiful oak flooring and a central heating radiator.

DINING KITCHEN 18' 5" x 13' 9" (5.61m x 4.19m) A quality hand built kitchen, perfect for families, parties or entertaining, offering a comprehensive range of fitted units having granite work surfaces over including a central island. The kitchen is fully fitted with an integrated fridge-freezer, a dishwasher and a range style cooker, has attractive oak flooring to the kitchen preparation areas, a central heating radiator, window and French doors out to the rear, which once again takes in that very special outlook.

UTILITY ROOM 8' 11" x 4' 11" (2.72m x 1.5m) Further fitted kitchen units having a granite work surface over, plumbing for a washing machine, vent for a tumble dryer and a sink unit. Central heating radiator, connecting door to the garage, external door and window.

FIRST FLOOR LANDING Long window to the front elevation, beautiful exposed roof trusses and a central heating radiator.

BEDROOM 1. 16' 1" x 12' 11" (4.9m x 3.94m) Offering an extensive range of modern built in wardrobes to one wall, a matching dressing table, windows to the rear with lovely open views and a central heating radiator. Exposed roof trusses and a wall mounted air conditioning unit.

EN-SUITE Stylish modern en-suite providing a luxurious facility to pamper yourself having a three piece suite that comprises a walk in shower with a glazed screen, wall hung wash hand basin with vanity unit below and a low level w.c The en-suite has under floor heating which is fully tiled to the floor and the walls. Window to the front elevation.

BEDROOM 2 16' x 11' 3" (4.88m x 3.43m) Fitted modern wardrobes by Slide Robes to one wall, exposed roof trusses, a central heating radiator and a window to the rear with beautiful views.

BEDROOM 3 12' 10" x 11' 3" (3.91m x 3.43m) Modern fitted wardrobes to one wall, exposed roof trusses, a central heating radiator and a window.

BEDROOM 4 12' 1" x 11' 1" (3.68m x 3.38m) Built in wardrobes, exposed roof trusses, a wall mounted air condition unit, central heating radiator and a window to the rear with beautiful open views.

HOUSE BATHROOM A good sized house bathroom which is very well appointed and complemented by fully tiled walls and flooring. The bathroom includes warming under floor heating, has a window to the front elevation and comprises a panelled bath with a shower and a screen over, a wall hung wash hand basin and a low level w.c.

PARKING, GARDEN & GARAGE To the front the property enjoys good parking to a neat block set driveway which in turn leads on to the garage (17'4 x 9) having a thermal insulated sectional garage door with an electric remote opening, together with light and power supplied. Moving around to the rear is a delightful private garden incorporating stone flagged patios and neat lawned gardens with natural hedging and simply stunning views over the adjoining countryside.

TENURE We are advised that the property is Freehold. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band G (i). The (i) is an improvement indicator - if a property has been improved or extended since it was placed on the council tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each council tax band covers a range of values, the band isn't always increased following improvements and a sale. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 437866

VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ,



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 politely request that all viewers wear protective gloves and a face mask or form of face covering.

GENERAL 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.

MORTGAGE ADVICE We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

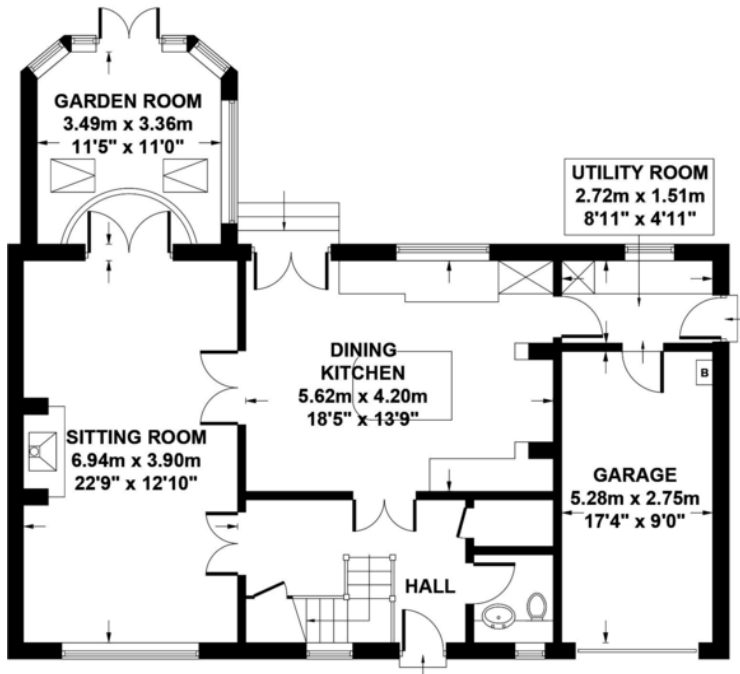
Your home may be repossessed if you do not keep up repayments on your mortgage.

The Initial consultation is free of charge and totally without obligation. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

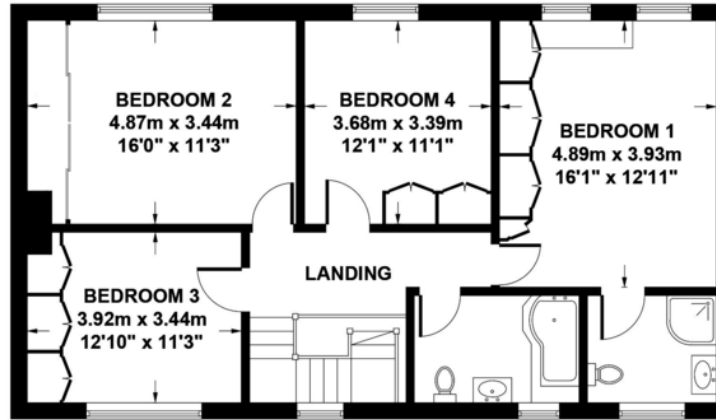
MONEY LAUNDERING REGULATIONS To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.





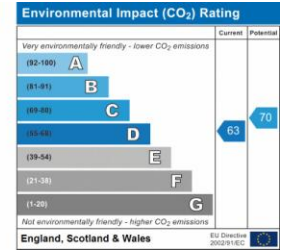
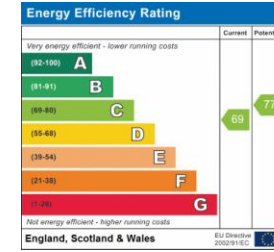
GROUND FLOOR



FIRST FLOOR

3 GRANGE FARM CLOSE

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 551369)



Dale Eddison

OTLEY OFFICE
52-54 Kirkgate
Otley
LS21 3HJ
01943 465465
otley@daleeddison.co.uk

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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