



## 19 Moorland Crescent, Menston

A much improved and extended, four/five bedroom, three bath/shower room semi-detached family home with useful boarded, naturally lit and heated attic area and rear gardens with substantial annex/office/store.

Estate Office, Station Road, Burley In Wharfedale, LS29 7ND  
Tel: 01943 862131 Email: [burley@dacres.co.uk](mailto:burley@dacres.co.uk)



## 19 Moorland Crescent, Menston, Ilkley, West Yorkshire, LS29 6AF

Harrogate 14 miles, Skipton 16 miles, Leeds 10 miles (all distances approximate)

**Guide Price:** £425,000

- Four / five bedrooms, three bath / shower rooms
- Smart fitted dining kitchen with a range of appliances plus utility
- Useful boarded, naturally lit and heated attic area
- Ample driveway parking
- Rear garden with substantial annex/store/office



## General remarks

This smartly presented and much extended semi-detached home will prove ideal for a growing family. Recently much work has been undertaken for the property to reach its present high standard of decor, fittings and services and an internal inspection is strongly recommended to appreciate its overall quality.

To the ground floor is a snug/dining room/occasional bedroom as well as a study area/bedroom and fitted dining kitchen with a range of appliances plus a useful downstairs recently refitted shower room and utility area. To the upper storeys are four bedrooms of varying sizes, one with ensuite facilities, and a house bathroom as well as pull down ladder to a substantial naturally lit, boarded and heated attic area with under eaves storage. To the front of the property, the curb has been dropped to provide ample parking, whilst to

the rear are enclosed level easily managed gardens with a substantial outbuilding with natural light, electricity and water supply ideal for a garden office or store area.

19 Moorland Crescent is situated in a highly desirable area close to St. Mary's Roman Catholic School and within easy reach of both Guiseley and Menston's railway stations with regular services to Leeds, Bradford and Ilkley. Guiseley's wide array of amenities include a supermarket and a parade of shops, bars and restaurants whilst the nearby village of Menston also has a wide array of local amenities.



© Dacre, Son & Hartley

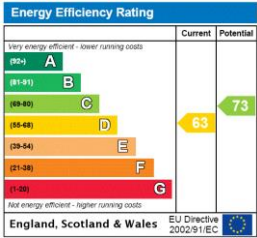
**Mortgage Advice Bureau**

01274 515 763

**Dacres Surveys**

Call for a quote  
01943 885 400

**Disclaimer** 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







CONTACT US

01943 862131  
burley@dacres.co.uk

## Directions

From our Burley office proceed right down Station Road and at the roundabout turn right onto Main Street, following the road through the village. At the A65 roundabout turn right and continue to the next roundabout, again turning right on the A65 sign-posted for Guiseley. Proceed past JCT600 and St. Mary's school taking the next left hand turning onto Moorland Crescent where the property will be seen after a short distance on the right hand side, identified by our for sale board.

What3Words: headboard.download.fail

## Local Authority & Council Tax Band

- Leeds City Council, Council Tax Band D

## Tenure, Services & Parking

- Freehold
- All mains services are installed. Domestic heating provided by a gas-fired boiler.
- Off street driveway parking.

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: BUR240163