



6 Moor View Close, Menston

A most impressive, detached family home featuring spacious and well planned accommodation fitted to the highest specification throughout, complemented by a good sized garden and enjoying a superb position on this exclusive development.

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Ilkley, LS29 7ND

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6 Moor View Close, Menston, Ilkley, West Yorkshire, LS29 6RT

Leeds 11 miles, Harrogate 14 miles, Skipton 15 miles (all distances approximate)

Guide Price: £895,000

Accommodation

Ground Floor: Entrance Hall; Cloakroom/WC; Sitting Room; Living Dining Kitchen; Integral Double Garage with Utility Area.

First Floor: Master Bedroom with Ensuite Shower Room and Dressing Room; Double Bedroom with Ensuite Shower Room; two further Double Bedrooms; House Bathroom.

General Remarks

This most impressive, detached family home offers spacious and well planned accommodation over two floors and features on the ground floor, a welcoming entrance hall with a cloakroom/WC a staircase to the first floor with understairs cupboard. The good sized formal sitting room is a light and airy space having windows to both the front and rear elevations. The generous open plan living dining kitchen has a range of fitted wall, base and drawer units with granite working surfaces over along with a large central island with seating room under. Integrated appliances include a double fridge freezer, dishwasher, double oven, gas hob with extractor over and a microwave. Bi fold doors lead onto the rear garden and there is a door giving access to the integral double garage which has a useful utility area.

On the first floor the luxury master bedroom suite has fitted wardrobes and dual aspect windows with views. There is an en-suite shower room along with a dressing room. The second bedroom also has fitted wardrobes and an en suite shower room and two further double bedrooms have use of the contemporary house bathroom. An additional benefit is a partially boarded loft with a loft ladder and lighting.

To the outside, the property benefits from a delightful position on this exclusive development with pleasant views to the front and a driveway providing ample off street parking and giving access to the double garage.



Immediately to the rear there is a generous terrace with Indian stone flagging with steps leading down to the good size lawn. Fenced boundaries give a good degree of privacy. A summerhouse has the benefit of a small woodburner and there is a further covered seating area.

Menston is a popular village community set on the edge of Wharfedale in a location which combines ready access to some of the region's finest open countryside with good accessibility into the local towns of Ilkley and Otley as well as providing a commuter base into the cities of Leeds and Bradford – indeed from the village's own railway station there are frequent services throughout the day into both local cities, whilst from Leeds there are regular onward connections to London Kings Cross. The village retains a broad range of everyday amenities including local shops, sports clubs, a popular primary school and a choice of pubs/restaurants. Public transport connects with both local towns which offer their own flavour of retail, social and recreational amenities.







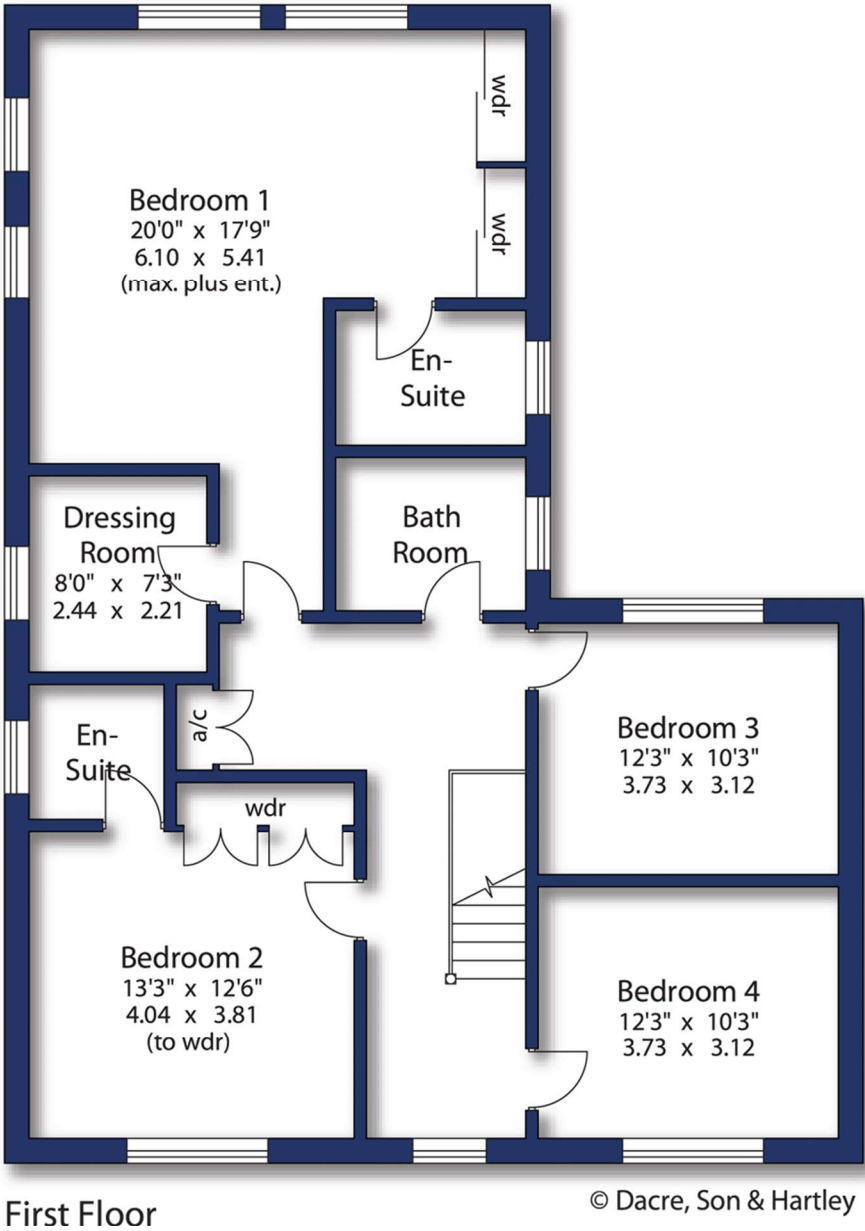
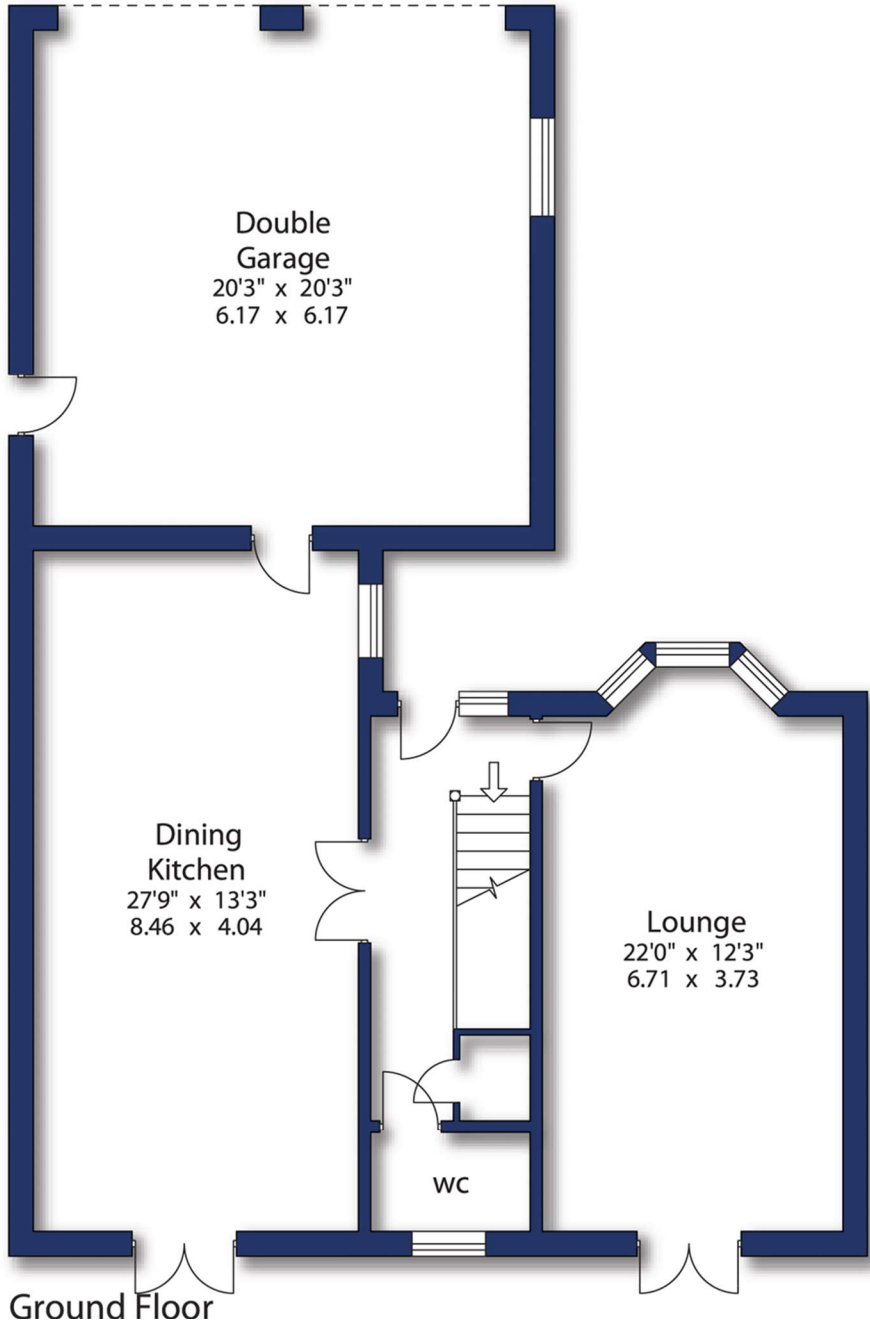








Floorplans





Directions

On entering Menston from the traffic lights by the JCT 600 garage, proceed towards the village centre passing the park on the right hand side. At sharp right bend, continue straight ahead on Bingley Road. The entrance to Moor View Close will be seen after a short distance on the right hand side. On entering the development turn immediately right and the property will be on your left.

What3Words mentions.public.sensibly

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating.
- Garage and driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

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 to view.

Buyer Anti Money Laundering Checks

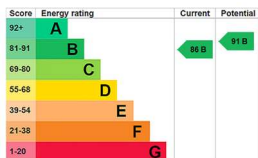
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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), we reserve 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.

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