DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £480,000

- Recently significantly improved
- Contemporary fitted dining kitchen and bathroom
- Spacious lounge with wood burning stove
- Dining hall
- Two good sized double bedrooms
- Gardens to front and rear, garage and driveway parking
- Conveniently situated close to local amenities

23 Farnley Road, Menston

An exciting opportunity to purchase a deceptively spacious and significantly improved two bedroom detached bungalow in the much sought after and highly regarded village of Menston.

Estate Office, Station Road, Burley In Wharfedale,
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dacres.co.uk







23 Farnley Road, Menston, Ilkley, West Yorkshire, LS29 6JW

Ilkley 6 miles, Leeds 11 miles, Harrogate 14 miles
(all distances approximate)

General remarks

This most significantly improved and deceptively spacious home has stylish, light and airy accommodation which has all been recently decorated creating a welcoming feel for the new owner to move straight in.

The accommodation comprises of an entrance door which leads into the stylishly appointed dining kitchen with a range of contemporary wall, base and drawer units with complementing work surfaces over. Integrated appliances include a dishwasher and electric oven with electric hob and extractor over. The dual aspect dining kitchen has a great deal of natural light with the window to the rear elevation being a half bay and quality wood effect LTV flooring creates a lovely modern feel.

In the centre of the bungalow there is a really useful dining hall which could equally be used as a home office or study with a window to the side elevation.

The spacious lounge is at the rear of the property and has an ornamental fireplace with an inset wood burning stove and a marble hearth and slips. A large half bay window overlooks the rear garden and double doors lead out onto the patio and a feature window to the provides further natural light.

The two bedrooms are at the front and are lovely light rooms, both having dual aspect windows to the front and side elevations. The second bedroom has fitted wardrobes.

A most tasteful contemporary shower room is presented to a high standard with the suite comprising a low level WC, vanity unit with inset wash hand basin, and a double step in shower enclosure. Adjacent to the bathroom is the former WC which is now in use as a handy utility area.

Outside, at the front of the property there is a low maintenance garden with shingle beds, established planted borders and dry stone walling. A long block paved driveway provides parking for a number of vehicles and gives access to the detached garage and a very useful carport.

Directions

From our office in Burley in Wharfedale, proceed to the bottom of Station Road and at the mini roundabout turn right. Continue along the Main Street to the next roundabout taking the third exit onto Bradford Road. Follow the road to the next roundabout and take the second exit (still Bradford Road). Take the right hand turn onto Station Road, Farnley Road is the first turning on your left and the property will also be on your left.
what3words matchbox.snooping.cocktail

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Garage and off street 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

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

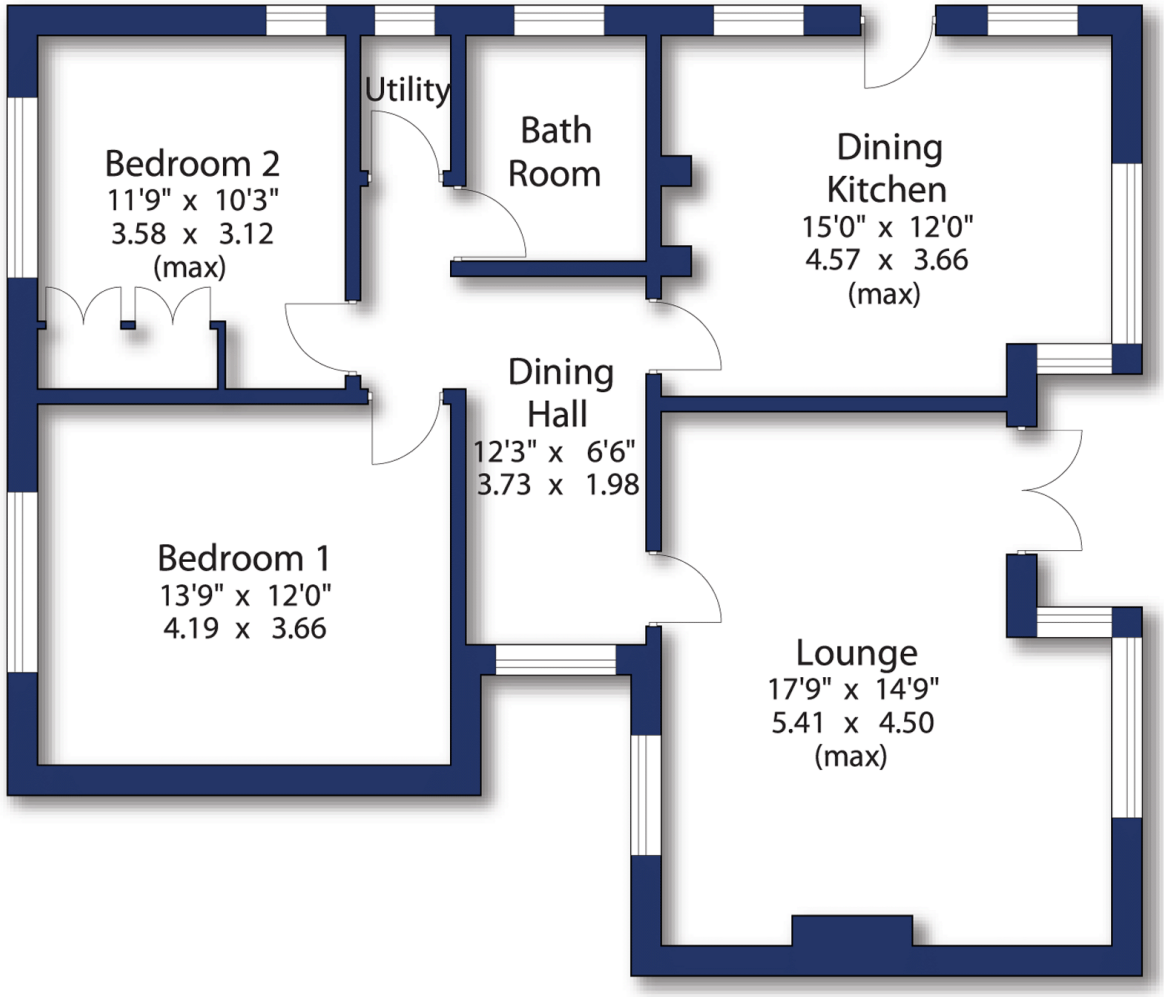
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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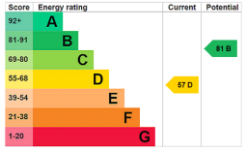




Floorplans



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