DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £345,000

- Semi detached family home with a scope to extend (subject to planning)
- Lounge with open fire
- Good sized kitchen
- Conservatory
- Three bedrooms and house bathroom
- Low maintenance garden to front
- Large rear garden and stunning views
- Ample driveway parking and garage

21 Oakridge Avenue, Menston, Ilkley

A traditional, three bedroom, semi detached home in this popular cul de sac on the edge of the village of Menston with a superb rear garden and stunning views towards the Chevin.

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21 Oakridge Avenue, Menston, Ilkley, West Yorkshire, LS29 6DF

Leeds 10.5 miles, Harrogate 14 miles, Skipton 16 miles (all distances approximate)

General remarks

This traditional, three bedroom semi detached family home enjoying a deceptively spacious and well planned layout. It also has great potential to further extend (subject to planning).

The ground floor accommodation offers an entrance hall with staircase to the first floor. A good sized lounge is at the front of the property, it has a feature York stone fireplace with an open grate and two windows to the front elevation. The kitchen is at the rear, also a good size, having a range of wall, base and drawer units with working surfaces over. There is a range style oven. A glazed door leads into the conservatory which has views over the lovely garden. To the first floor there are the three bedrooms, two of which are double, and a single, all having use of the house bathroom. The master bedroom has fitted wardrobes. On the landing there is access to the boarded loft via a retractable ladder.

Outside, to the front, the low maintenance garden has shingle beds with planted borders . A generous driveway provides ample off street parking and gives access to the detached single garage.

The large rear garden is a wonderful feature of this property. There are paved seating areas, extensive lawn with a variety of mature shrubs and trees and at the bottom of the garden is a stream.

Menston is an understandably popular village found on the edge of the Wharfe Valley, only a short drive from the local towns of Ilkley, Otley and Guiseley. Whilst the preceding offer a comprehensive range of amenities, Menston has its own local facilities too with everyday shops, primary school, popular park and churches of a number of denominations. There are a choice of pubs/restaurants and a variety of sports clubs. The village has a railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford.

Directions

From our office in Burley in Wharfedale proceed down towards the Main Street turning right at the mini roundabout. Follow the Main Street out of the village and at the roundabout turn right onto Bradford Road. Follow the road as it turns into Burley Road and at the next junction turn right onto Bradford Road. Follow the road to the traffic lights and take the left turn onto Buckle Lane. Oakridge Avenue will be on your left with the property being found on the right hand side. What3words: spinners.proofs.dating

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Services - TBC
- Driveway parking and garage

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

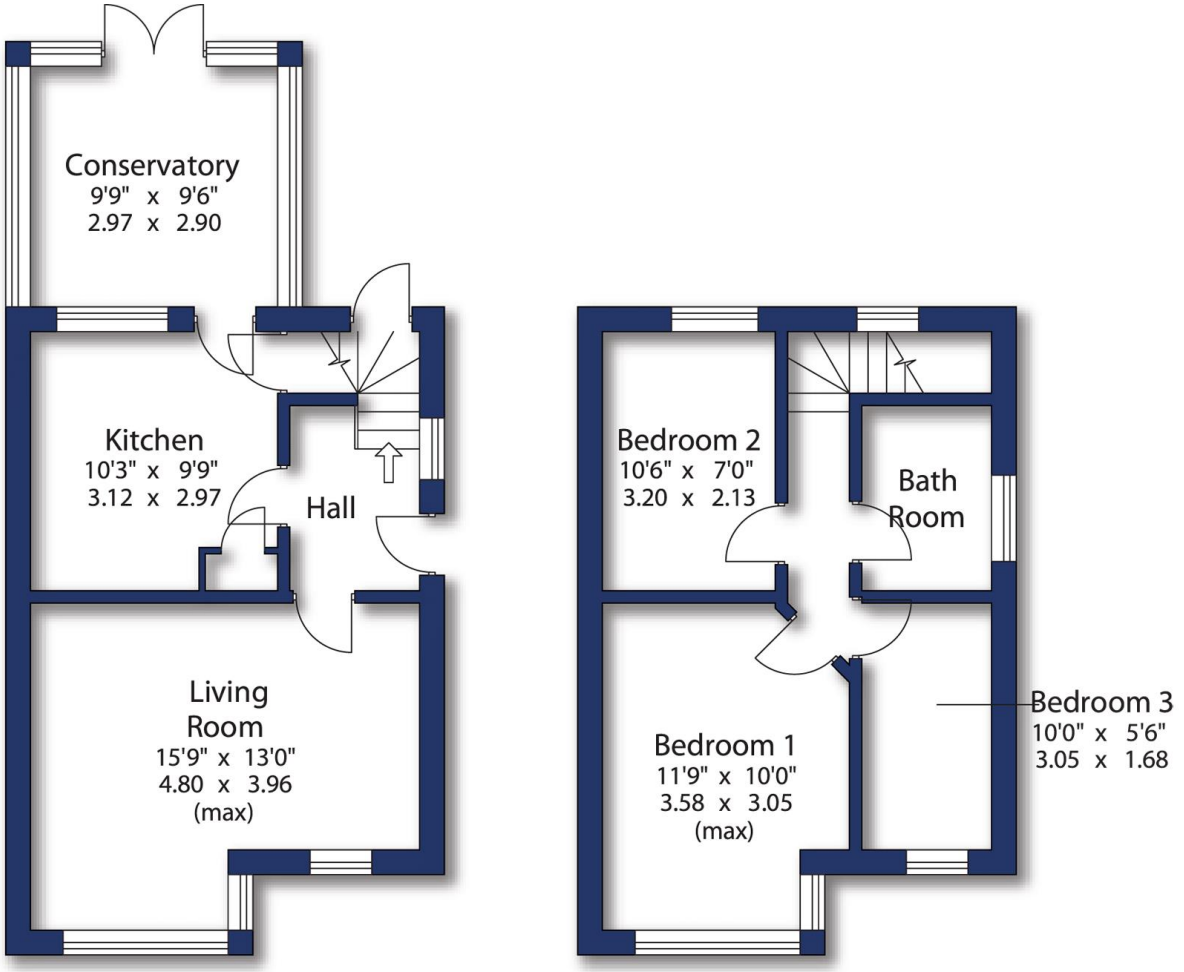
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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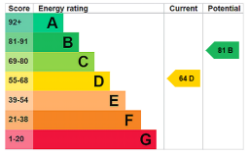




Floorplans



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