



36 Hargrave Crescent, Menston

A smartly appointed four bedroom detached home set in a popular location within the village of Menston, conveniently located for the train station and local primary school.

Guide Price £485,000

- Smartly presented and generously proportioned detached family house
- Convenient for the primary school, village amenities and station
- Spacious lounge with wood burning stove
- Modern fitted kitchen and separate dining room
- Four bedrooms and house bathroom plus guest wc
- Attractive lawned garden to front and low maintenance rear garden

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36 Hargrave Crescent, Menston, Ilkley, West Yorkshire, LS29 6NJ

Ilkley 5 miles, Leeds 11 miles, Harrogate 15 miles
(all distances approximate)

General remarks

Situated in a popular neighbourhood of the village being relatively close to the station and the primary school, this detached house has been well maintained and provides a very practical, four bedroom family home with generously proportioned living space throughout.

The accommodation comprises on the ground floor, a covered storm porch which leads into the light and airy entrance hall which has Karndean flooring, stairs to the first floor, understairs storage cupboard and guest WC.

In the centre of the home is the fabulous kitchen with a range of wall, base and drawer units and working surfaces over. Integrated appliances include an inset gas hob with extractor over, eye level electric oven and microwave, dishwasher, fridge and freezer.

The large L-shaped lounge has windows to the front and rear elevations along with double opening doors to the rear, all affording this room a good deal of natural light. There is also a fireplace with wooden lintel and inset wood burning stove. From the entrance hall there is also access to the good size dining room with a window to the front elevation.

On the first floor there are four double bedrooms, all sharing use of the modern house bathroom.

Externally, at the front of the property, the front garden is laid to lawn with planted borders and further shingle beds. The rear garden is particularly private and block paved for ease of maintenance.

Menston is an understandably a 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, a primary school, popular park and churches of a number of denominations. There is also 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 Ilkley, Leeds and Bradford.

Directions

From our office on Station Road proceed down towards the Main Street and turn right at the roundabout following the Main Street out of the village. At the roundabout turn right onto Bradford Road and follow this road into Menston. At the next junction turn right towards Guiseley, and at the first set of traffic lights turn right into Menston village. Continue along the side of the park and onto Main Street before turning left onto Cleasby Road. Take the next right onto Hawksworth Drive, follow this road and Hargrave Crescent will be found on the left hand side.

what3words crumples.inclined.zips

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- On street 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.

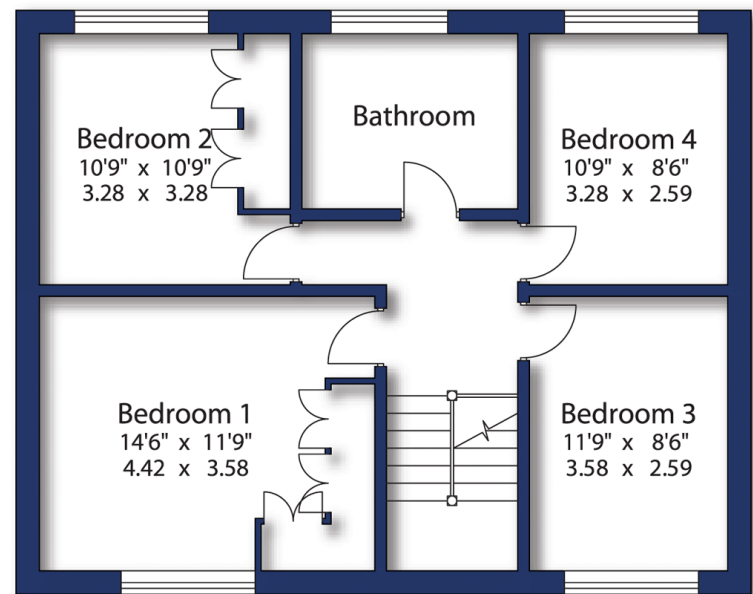
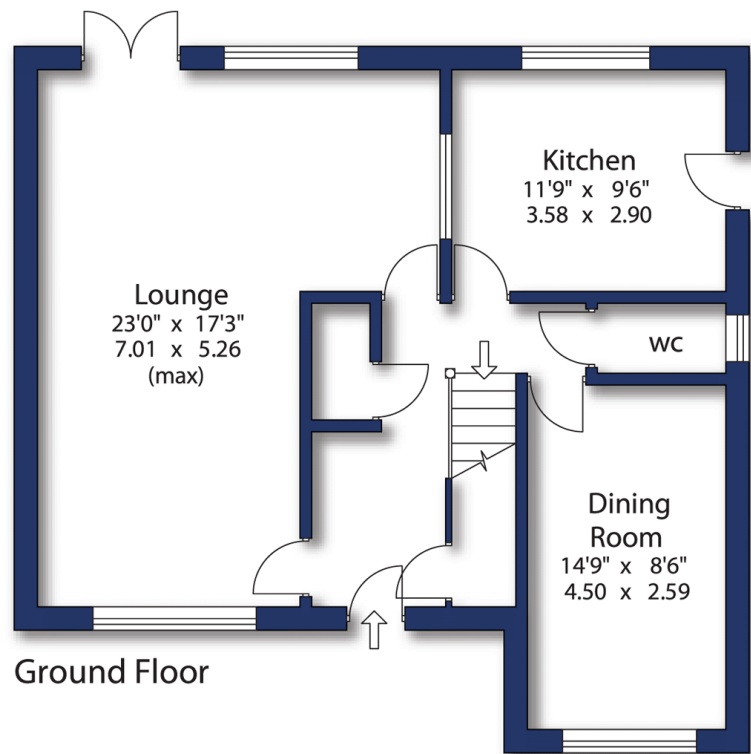
Referral fees

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.

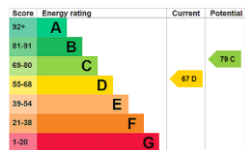
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Floorplans



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