



33 Kingsdale Avenue, Menston

Favourably situated with an open outlook to the front, this spacious and beautifully presented, semi-detached home provides versatile accommodation set on this acclaimed development in a parkland setting handy for the village centre and railway station.

Estate Office, Station Road, Burley In Wharfedale,
Ilkley, LS29 7ND

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33 Kingsdale Avenue, Menston, Ilkley, West Yorkshire, LS29 6QL

Ilkley 6 miles, Leeds 11 mile, Harrogate 15 miles (all distances approximate)

Guide Price: £460,000

- Beautifully presented home with lovely rural outlook to the front
- Fabulous living dining kitchen
- Sitting room / potential home office
- Lounge with south facing balcony
- Master bedroom with en-suite plus two further bedrooms
- Delightful, southerly facing garden, garage, EV charging point & parking



General remarks

This beautifully presented family home offers versatile and very well appointed accommodation that is sure to appeal to a wide range of purchasers including those who work from home, have dependent relatives or regular visitors.

The accommodation, which is planned over three floors, comprises to the ground floor a spacious entrance hall which in turns provides access to a cloakroom/guest WC.

The heart of the home is a stunning living dining kitchen, flooded with natural light. The kitchen has a full range of contemporary shaker style wall, base and drawer units in green with complimentary quartz working surfaces over. There are a number of integrated appliances to include fridge and freezer, dishwasher, two ovens, induction hob with extractor over and the all important wine chiller. Double doors open onto a large useful utility cupboard with room for housing a washing machine and tumble dryer. Stylish Crittall patio doors lead out onto the fully enclosed, southerly facing rear garden.

At the front of the property is a sitting room / snug which could also serve as a useful home office.

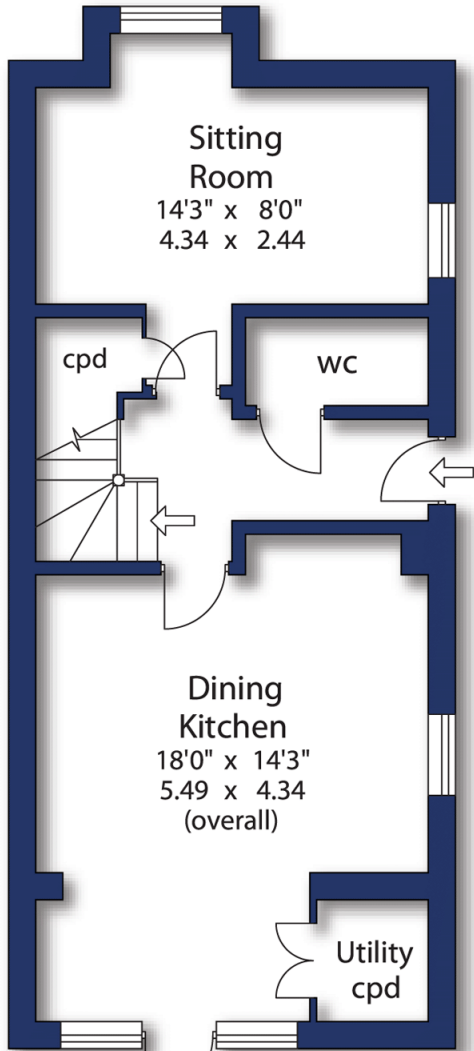
On the first floor is the lounge, which could also be used as a fourth bedroom, and which has double doors opening to the south facing balcony with retractable awning. Also on this floor is a modern house bathroom and the third bedroom.

On the second floor is the master bedroom with fitted wardrobes and an en-suite shower room along with the second bedroom. The loft space has been fully boarded and can be accessed by ladder from the second floor.

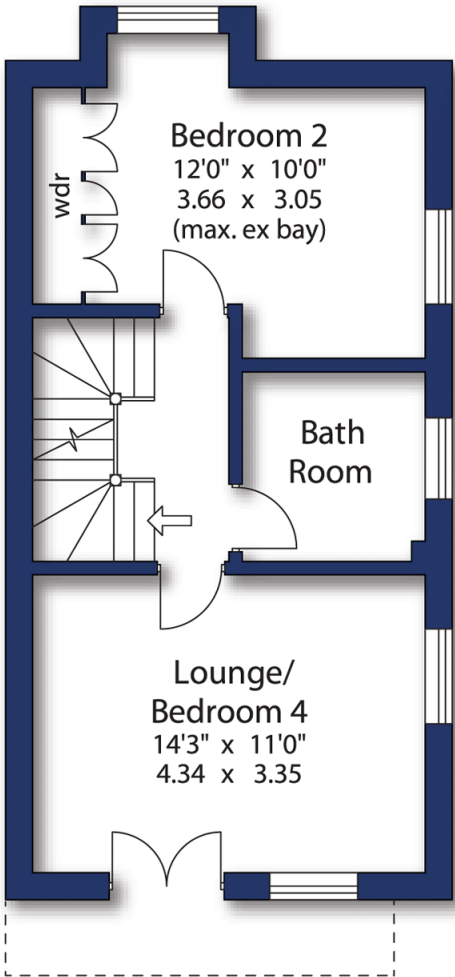
Of particular note are the wonderful views to the front and side of this lovely home due to the dual aspect windows on the first and second floors.

To the front of the property there is an attractive oak-framed porch and low maintenance garden whilst to the rear there is a delightful, fully enclosed, south facing garden which has been paved with Indian stone and landscaped to take full advantage of the sunny aspect - an ideal space for outside entertaining. The property also has the benefit of a garage with electric doors and driveway parking plus an EV charging point.

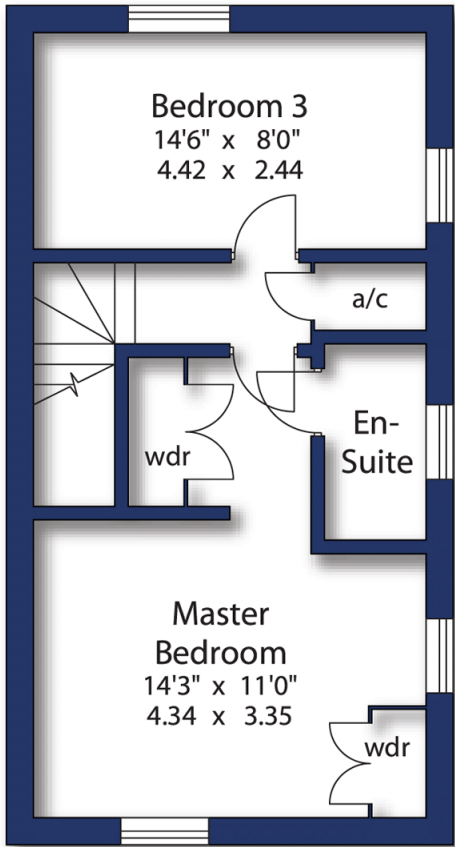
Floorplans



Ground Floor



First Floor



Second Floor

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(95+) A	
(81-91) B	87
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	





Contact us

01943 862131

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Menston enjoys an enviable setting amidst unspoilt open countryside, just a short drive from the local towns of Ilkley, Guiseley and Otley, and yet is well positioned for the West Yorkshire business traveller with good road access into the West Yorkshire conurbation, and from Menston's own railway station - which is within walking distance - there are frequent connections throughout the day into the local cities of Leeds and Bradford. The village retains a broad range of everyday amenities including local shops, a primary school, a choice of pubs/restaurants and a number of sports and social clubs. A broad range of amenities are available in the local towns, with Ilkley in particular being home to a first class shopping environment and busy social round.

Directions

Travelling along the A65 from Menston continue through two sets of traffic lights at JCT 600 and then turn next right into Chevin Park opposite St Marys Roman Catholic School. Proceed up High Royds Drive taking your first right turning onto Kingsdale Drive, Take the second turning onto Kingsdale Avenue which will be on your left and the property will also be on your left.

What3Words ages.confident.coining

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- There is an annual service charge for maintenance of parkland which is payable each October/November. The service charge for 2025/2026 was £175.00.
- All mains services are installed with gas fired central heating
- Garage and driveway parking plus EV charging point

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-for-flooding)

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.

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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.