



90 Brooklands Lane, Menston

A three bedroom, semi detached home which has been thoughtfully extended to the ground floor to now provide a large, open plan living dining kitchen and utility room, set in this highly sought after location close to Menston Station.

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

Tel: 01943 862131 Email: burley@dacres.co.uk

dacres.co.uk   



90 Brooklands Lane, Menston, Ilkley, West Yorkshire, LS29 6PJ

Ilkley 6 miles , Leeds 13 miles, Harrogate 15 miles, (all distances approximate)

Guide Price: £425,000

- Well presented and flexible living accommodation ideal for a family
- Sought after location close to train station and village amenities
- Large open plan living dining kitchen with bi folding doors to garden
- Cosy sitting room with multi fuel stove
- Three good sized bedrooms and house bathroom
- Utility room and guest WC
- Enclosed garden to rear
- Extensive driveway parking
- Income from feeding tariff on solar panels



General Remarks

This three bedroom, semi-detached family home offers well planned accommodation on this highly sought after location in the heart of Menston within close proximity to the station.

The accommodation to the ground floor includes a spacious entrance hall with stairs leading to the first floor. The lounge has a large window to the front elevation bringing in a good deal of natural light and an ornate stone fireplace houses a multi fuel stove.

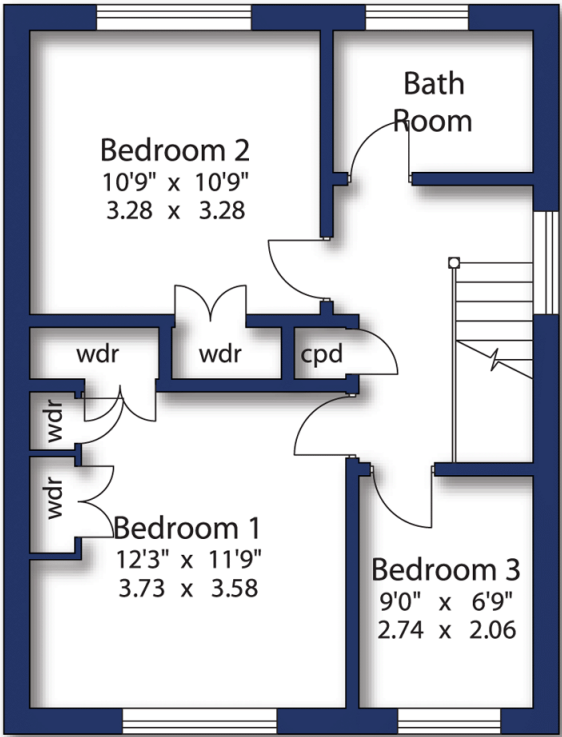
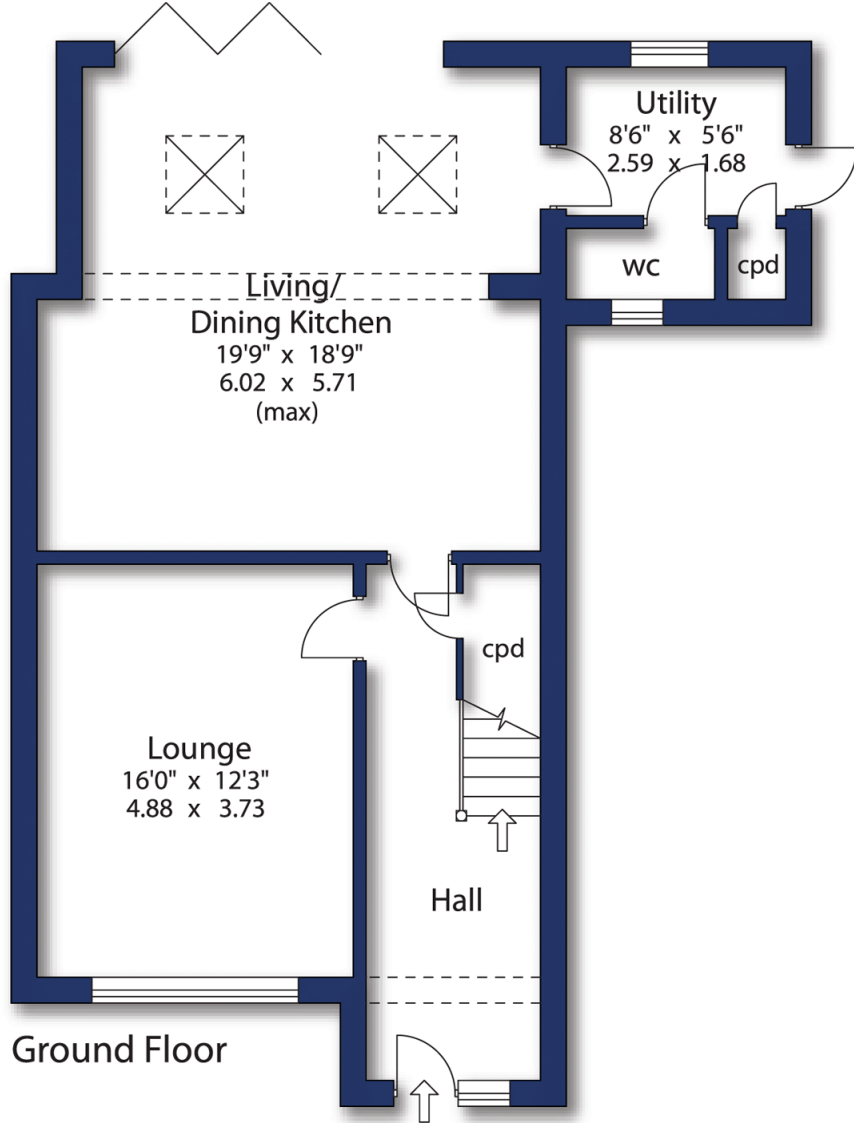
To the rear of the property is a fabulous, open plan, living dining kitchen which has full width bi folding doors onto the rear garden along with three Velux windows creating a light and airy space. The contemporary kitchen has a full range of wall, base and drawer units with granite working surfaces over. There are a number of integrated appliances including a dishwasher, fridge and freezer, microwave and space for a range style oven with extractor over. A separate utility room has a door to outside as well as a guest wc and storage cupboard. A useful central island has a wooden work top and storage under. The living dining area is particularly light and has a multi fuel stove, with the whole of this space having oak effect LVT flooring throughout.

On the first floor there are three bedrooms, two of which are doubles and all have use of the modern house bathroom.

Outside, and to the front of the property there is an extensive driveway which provides parking for a number of vehicles. The garden is low maintenance with shingle beds and planted borders. At the rear of the property is a good size garden which is laid to lawn with mature shrub and flower borders. A decked seating area is immediately outside the rear of the property, along with a further paved patio area - ideal for outside entertaining. The boundaries are fence enclosed.

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 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 the local cities of Leeds and Bradford.

Floorplans



© Dacre, Son & Hartley

 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.





Contact us



01943 862131



burley@dacres.co.uk

Directions

From our office on Station Road proceed down to the roundabout and turn right onto Main Street. Follow the road out of the village and at the roundabout turn right onto Bradford Road. Follow this road almost to the top as it turns into Burley Road and take the last right turn onto Brooklands Walk. At the T-junction turn left onto Brooklands Lane where the property will be found after a short while on your left.

What3Words: major.framework.stiff

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council. Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Garage and off street driveway parking
- The vendors get paid a feeding tariff for energy entering the grid from the solar panels. The tariff is for the remainder of 25 years from 2012. Last year the vendors were paid £2,000.
- Please note the current vendors rent a small piece of land at the top of the garden from Network Rail. The annual charge for this year from July 2026 is £315.

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. Dacres Ref: BUR260047