



Guide Price £475,000

- Beautifully presented, four bedroom detached house
- A generously proportioned family home convenient for schools and station
- Good size dining kitchen with utility room off
- Three reception rooms
- Four double bedrooms, two bathrooms
- Guest WC
- Enclosed rear garden and ample driveway parking
- No onward chain

13 Moorland Crescent, Menston

A superbly appointed, four bedroom detached family home, favourably positioned in a popular crescent within the village of Menston.

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



13 Moorland Crescent, Menston, Ilkley, West Yorkshire, LS29 6AF

Ilkley 6.5 miles, Leeds 10 miles, Harrogate 14.5 miles (all distances approximate)

General remarks

Situated in a popular neighbourhood of the village this detached house has been particularly 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 light and airy entrance hall with guest WC. The study/snug is at the front of the property and at the rear is the very pleasant family room which has doors leading out to the rear garden.

Also at the rear of the property is the very generous size dining kitchen which has a range of wall, base and drawer units with wood effect working surfaces over, inset electric hob with extractor over. Further integrated appliances include two ovens and dishwasher. The utility room is off the kitchen and has base and wall units with plumbing for a washing machine. Stairs also lead to the first floor and there is a useful understairs storage cupboard.

The lounge is at the front of the property and is particularly light and airy. An ornate wooden fireplace houses a wood burning stove with slate slips and hearth. Solid oak flooring and a window to the front elevation. On the first floor there are four double bedrooms, with the master bedroom having an en suite shower room, the remaining three sharing use of the most contemporary house bathroom.

Externally, at the front of the property there is a sizeable driveway providing parking. The front garden is mainly paved and low wall enclosed with planted borders. The rear garden is very enclosed and mainly paved with fenced boundaries and shrub borders, enjoying a sunny disposition being Westerly facing. There is also access to an outside store at the rear of the property.

Directions

From our Burley office proceed right down Station Road and at the roundabout turn right onto Main Street, following the road through the village. At the A65 roundabout turn right and continue to the next roundabout, again turning right continuing on the A65. Proceed past JCT600 and St. Mary's school taking the next left hand turning onto Moorland Crescent where the property will be seen after a short distance on the right hand side, identified by our for sale board.

what3words: increased.wiped.cultivation

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

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

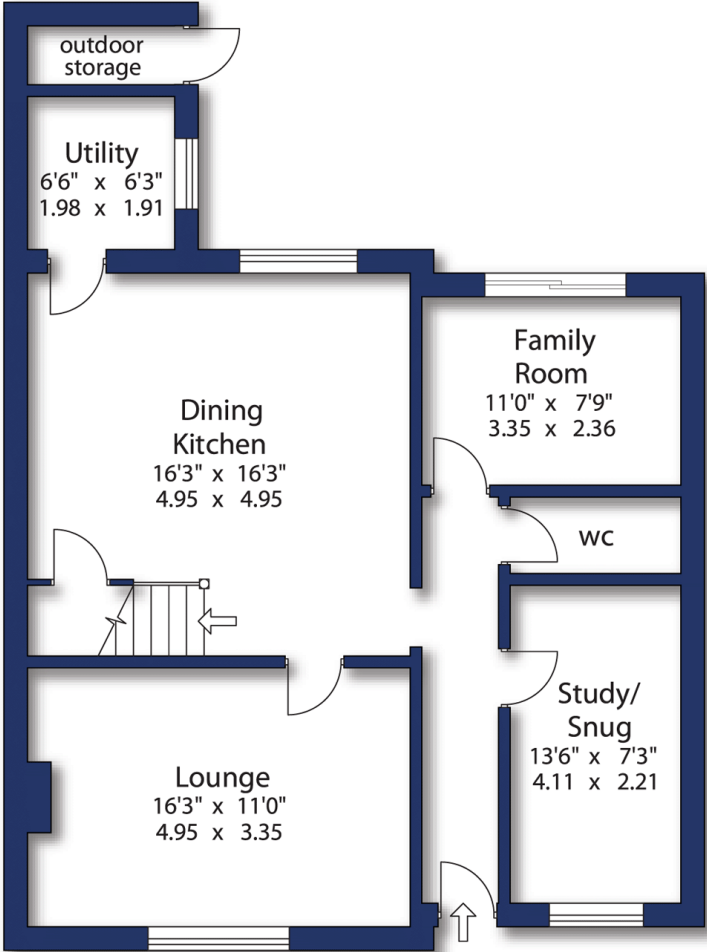
Referral fees

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.

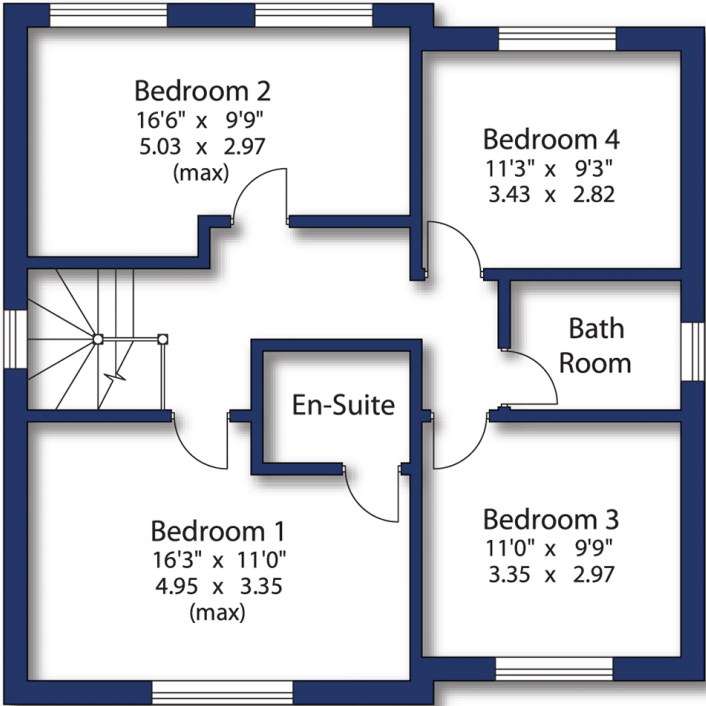
Dacres Ref: BUR230049



Floorplans

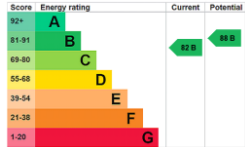


Ground Floor



First Floor

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