



16 West Chevin Road, Menston

A rare opportunity to acquire this characterful five bedroom, semi-detached home set in an idyllic position with stunning views to the front elevation. Beautifully presented, the property offers generously proportioned, versatile accommodation throughout.

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

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

dacres.co.uk   



16 West Chevin Road, Menston, Ilkley, West Yorkshire, LS29 6BG

Ilkley 7 miles, Bradford 9 miles, Leeds 12 miles, Harrogate 13 miles
(all distances approximate)

Guide Price: £450,000

- Lovely family home in idyllic setting with picturesque views
- Generously proportioned
- Lounge dining room with wood burner
- Subject to recent improvement
- Five bedrooms
- Attractive gardens to front and rear
- Garage and driveway parking
- Viewing essential



General remarks

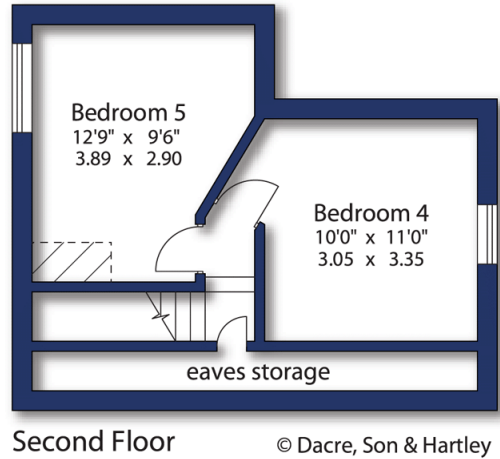
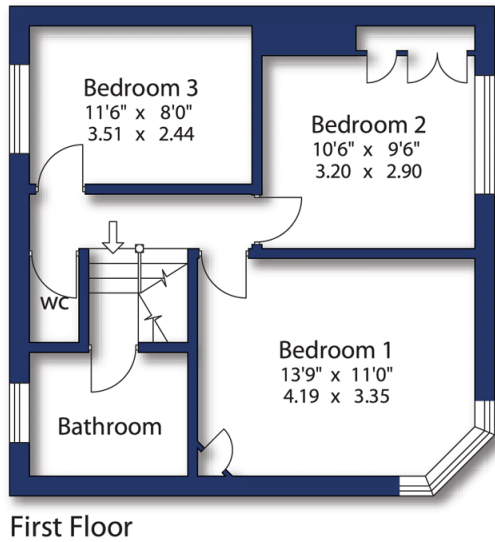
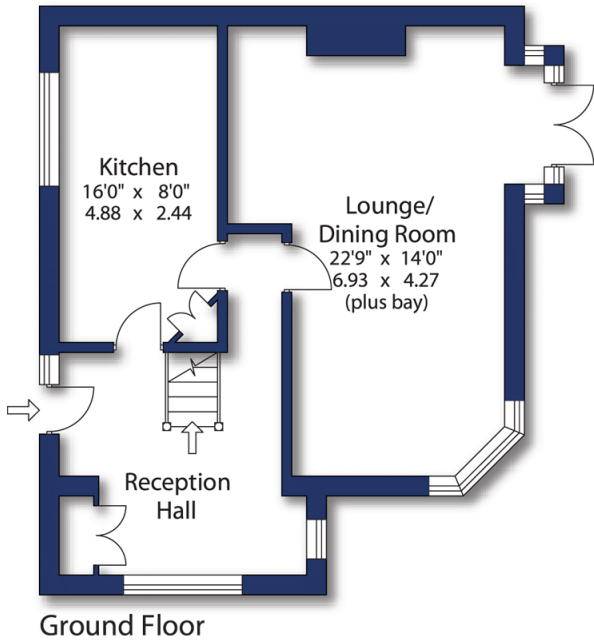
A truly lovely home, this semi-detached family home offers light and airy generously proportioned accommodation which has been subject to much improvement over recent years.

The property comprises to the ground floor, a large reception hall with a built in cloaks cupboard and staircase leading to the first floor. Doors lead from the reception hall into the lounge dining room which has a bowed window to the front elevation taking in the stunning views and contemporary wood burning stove, along with French doors leading to the decked seating area. At the rear is the contemporary kitchen, installed in 2020 with a range of wall, base and drawer units and white galaxy quartz working surfaces over, there are a number of integrated appliances including an electric oven, hob, extractor, dishwasher, fridge freezer and washing machine.

On the first floor there are three generous size bedrooms, one of which has fitted wardrobes, the two front bedrooms having stunning views over the surrounding countryside, the house bathroom is also on this floor. On the second floor there are two further generous size bedrooms.

At the front of the property, the driveway provides generous parking and access to the detached garage. The garden has a lawned area with hedged boundaries and raised wall enclosed beds - planted with a variety of shrubs and flowers and. A raised deck with glass balustrade provides a pleasant seating area taking in the panoramic views of the surrounding countryside. To the rear there is a paved garden which has raised planted borders.

The property is situated in an elevated rural location surrounded by open fields with stunning views. Otley town centre is some two miles from the property, as are Guiseley and Menston with their respective railway stations. Local primary and secondary schooling in the area are highly regarded, and the West and North Yorkshire conurbations of Leeds, Bradford and Harrogate are all readily accessible. The property is also conveniently placed for international travel with Leeds Bradford Airport sitting at nearby Yeadon.



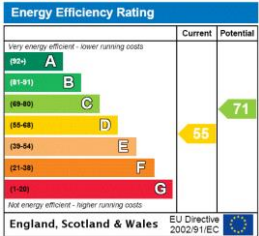
 Mortgage
Advice Bureau

01274 515 763

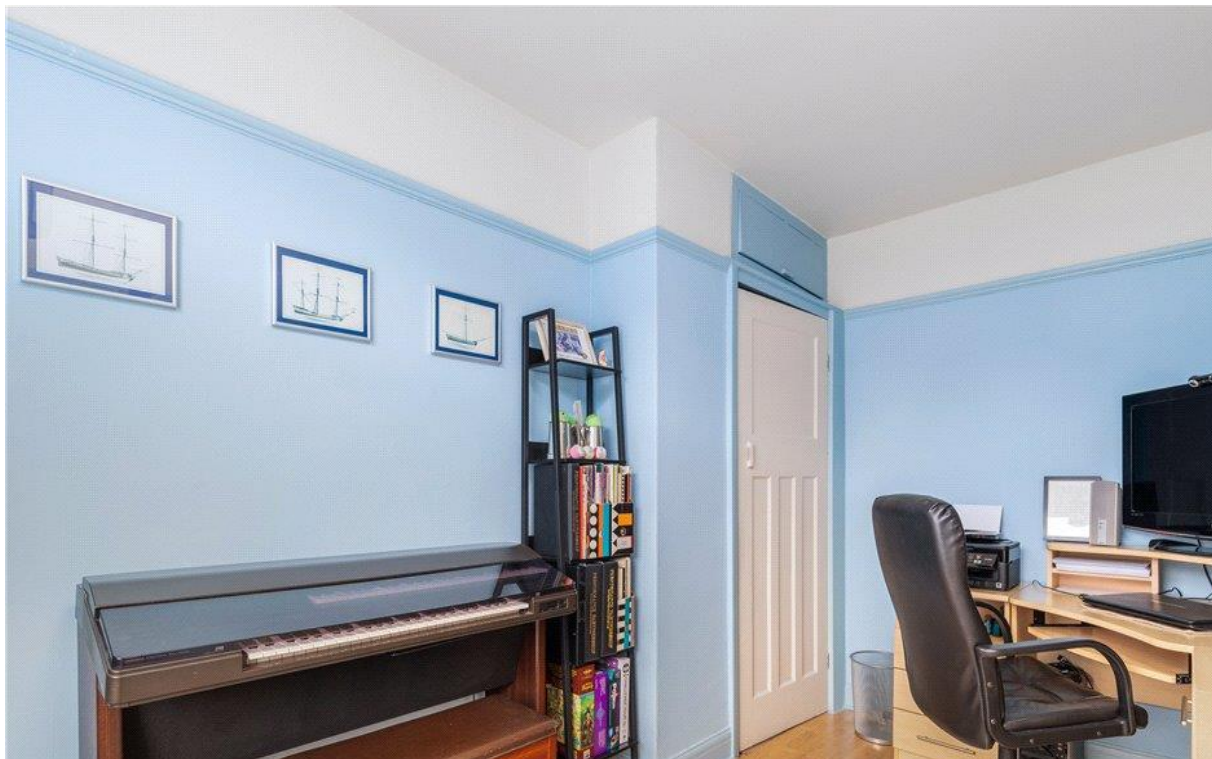
 Dacres Surveys

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 the JCT car dealership in the centre of Menston proceed left at the traffic lights and follow Buckle Lane out of the village. Follow the road past the Chevin End Public House and shortly afterwards you will find the property on your right and identified by our For Sale board. What3Words flirts.gent.amazed

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 oil fired heating
- There is no gas connection to the property
- Garage and off street 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 £26.10 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: OTL240256