



3 Bowerley Mews, Melbeck Close, Menston, Ilkley

A stunning conversion of this historic building offering exceptionally appointed and spacious accommodation with three double bedrooms, master en-suite, and impressive open plan, living dining kitchen area with access to the attractive, landscaped garden.

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3 Bewerley Mews, Melbeck Close, Menston, Ilkley, West Yorkshire, LS29 6RS

Leeds 11 miles, Harrogate 15 miles, Skipton 16 miles (all distances approximate)

Guide Price: £600,000

Accommodation

Ground Floor: Entrance Hall; Cloakroom/WC; Sitting Room open to a Study Area; Living Dining Kitchen.

Lower Ground Floor: generous Reception Room; Utility Room; Cloaks/Storage Space.

First Floor: Master Bedroom with luxury En-suite; House Bathroom; two further Double Bedrooms.

Outside: two allocated parking spaces; communal lawned gardens to the front; enclosed landscaped garden to rear.

General Remarks

This most attractive, character conversion provides a superb family home offering impressive accommodation planned over three floors with very modern décor and finished to a high specification throughout. The property briefly includes a spacious entrance hall, cloakroom / wc, beautiful sitting room with large bay windows, study area and a most appealing living dining kitchen area with direct access to the landscaped rear garden. The current owners have recently undertaken a superb conversion of the basement to now provide an additional generous size reception room, a useful utility room and excellent cloaks/storage space.

To the first floor there is a generous master bedroom with luxury en-suite, house bathroom and two further good-sized double bedrooms. To the outside the property has the advantage of two allocated parking spaces and communal lawned gardens to the front, whilst to the rear there is an enclosed, contemporary landscaped garden.

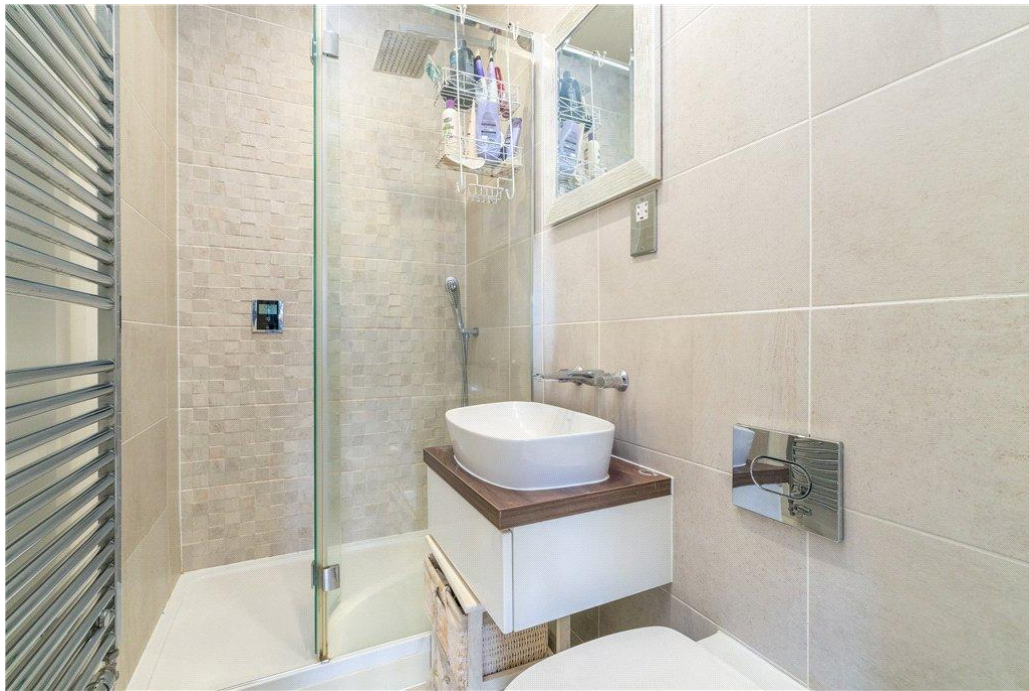


Bewerley Mews forms part of the High Royds development, a much-acclaimed scheme on a former hospital site towards the periphery of Menston and just a few minutes from the bustling towns of Otley and Guiseley. The property is set within grounds of approximately 200 acres of park and woodland that includes mature landscapes with scenic views, ponds, tennis courts, cricket pitch, bridleways and paths perfect for those who enjoy outdoor pursuits.

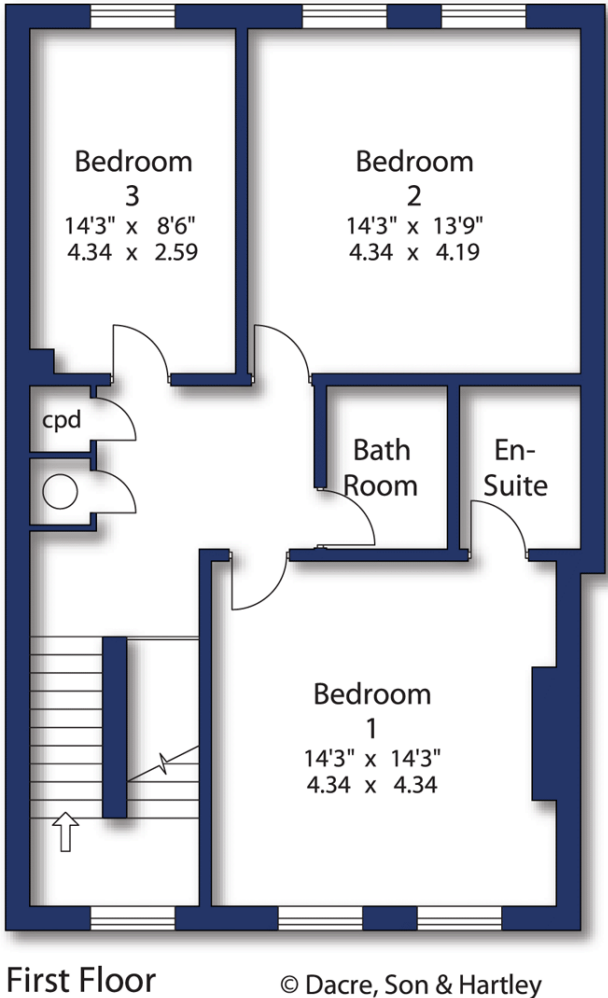
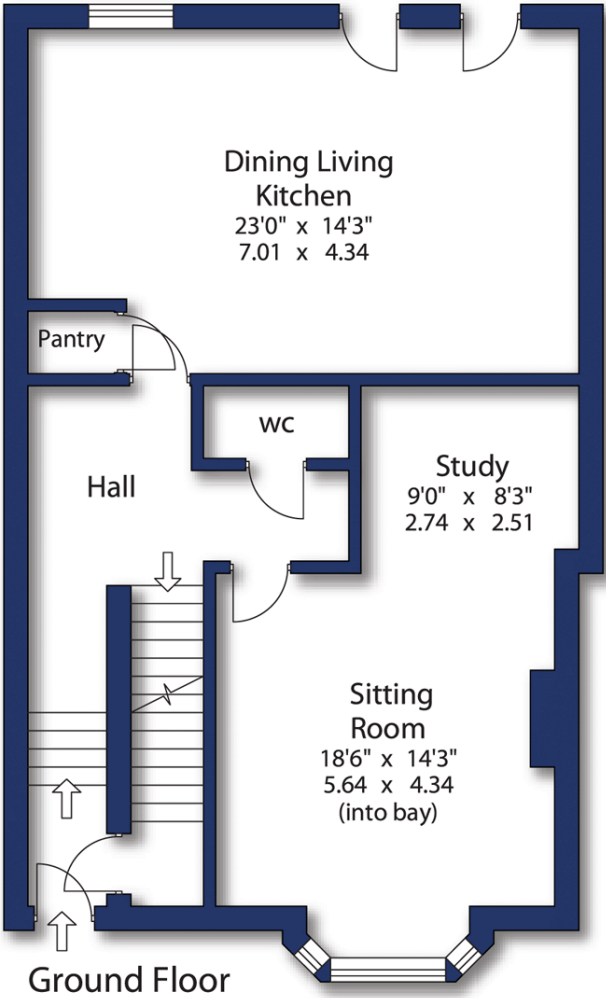
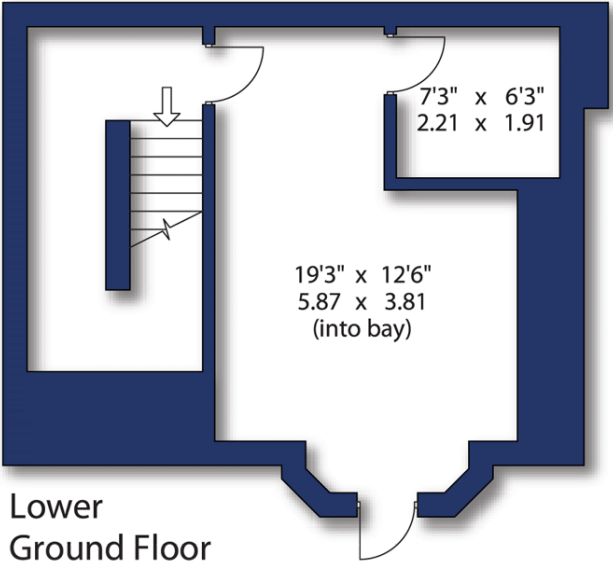
Menston itself is a thriving village with local shops, schools and its own railway station providing regular services to Leeds, Bradford and Ilkley. The surrounding business centres of both North and West Yorkshire are within comfortable daily travelling distance.







Floorplans





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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 and go straight on at the mini roundabout. The road curves to the left then the right. Bewerley Mews can be found after a short distance on the left hand side.

What3Words dictation.chitchat.minute

Local Authority & Council Tax Band

- Leeds City Council, Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- There is a service charge of £182.79 per month, and ground rent of £150 per annum.
- Grade II listed. List Entry Number: 1240191
- All mains services installed with gas fired central heating
- Two car parking spaces

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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