

Ornella's Estates

PROUDLY INDEPENDENT



16 Bradford Road

Menston, Ilkley, LS29 6AE

Price £290,000



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INTRODUCTION

NEW TO THE MARKET – Bradford Road, Menston

This semi-detached home is bursting with potential and offers a wonderful opportunity for anyone looking to create their perfect family home. Set over three floors and in need of modernisation, it's the ideal property for buyers wishing to put their own stamp on a house in a sought-after location.

Situated within walking distance of St Mary's School, local shops, Aldi supermarket, the Wetherby Whaler, and the welcoming White Cross Public House, this home also enjoys easy access to beautiful countryside walks, Menston Park, and Menston Train Station – making it perfect for commuters and families alike.

Inside, you are welcomed by a spacious entrance hallway with access to the integral garage. The ground floor offers a family lounge, dining room, and fitted kitchen. On the first floor, there are three good-sized bedrooms and a house bathroom.

Externally, the property provides a driveway with ample off-street parking and a front garden. To the rear, you'll find a low-maintenance paved garden – ready to be transformed into a wonderful outdoor space with just a little imagination.

Additional benefits include a chain-free position, offering a straightforward move for the right buyer.

A fantastic opportunity in a perfect Menston location – early viewing is strongly recommended!

LOCATION

Bradford Road, Menston, is perfectly placed to enjoy the very best of village and town life. Families benefit from an excellent choice of schools and nurseries locally, including St Mary's Nursery, St Mary's Primary School, and Menston Primary School, as well as St Mary's Menston Catholic Voluntary Academy for secondary education. Just a short distance away in Guiseley you'll also find Guiseley Primary School, St Oswald's C of E Primary, Tranmere Park Primary, and Guiseley School for older children giving families plenty of options.

For everyday shopping there's Aldi and the Co-op in Menston, with a large Morrisons supermarket in nearby Guiseley, alongside an excellent selection of cafés, restaurants and popular pubs including

the Wetherby Whaler and the White Cross. Both Menston and Guiseley train stations provide direct services to Leeds, Bradford and beyond, making commuting simple and convenient.

The area also offers a wealth of outdoor leisure, from Menston Park and beautiful local countryside walks to the breathtaking scenery of Otley Chevin Forest Park and the Wharfe Valley – perfect for walking, cycling and family days out. Combining convenience, community and countryside, it's an outstanding location to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS29 6AE

APPROACH

As you approach this much loved home, you immediately see the potential the property offers.

ACCOMMODATION

ENTRANCE HALLWAY

Offering space and light and comprising Upvc double glazed door to front elevation. Radiator. Stairs to first floor. Door and stairs leading to basement garage.

DOWNSTAIRS W.C.

Always useful to have. Comprising low level w.c. Wash hand basin. Single radiator.

SPACIOUS FAMILY LOUNGE /DINER

22'9 x 11'8 (6.93m x 3.56m)

This is a fabulous spacious family lounge/dining room. Comprising Upvc double glazed windows to the front and rear elevations. Gas fire. Coving to ceiling. TV point. Door to:

FITTED KITCHEN

11'5 x 9'6 (3.48m x 2.90m)

Briefly comprising a wide range of wall and base units with laminate worktops. Single radiator. Inset spot lights. Integral microwave. Integral electric oven gas hob. Astrite style sink. Upvc double glazed window to the side elevation. Door leading to:

SIDE PORCH

Great for coats and shoes. Comprising Upvc double glazed window and door to the side elevation.

FIRST FLOOR

LANDING AREA

Upvc double glazed window to the side elevation. Doors leading to:

Tel: 01943 661506

BEDROOM.1.

10'11 x 8'8 fitted wardrobe (3.33m x 2.64m fitted wardrobe)

Comprising Upvc double glazed window to the front elevation.. Fitted wardrobes. Radiator.

BEDROOM.2.

11'2 x 9'7 fitted wardrobes (3.40m x 2.92m fitted wardrobes)

Comprising Upvc double glazed window to the rear elevation. Fitted wardrobe. Single radiator.

BEDROOM.3.

10'7 x 6'4 (3.23m x 1.93m)

Comprising Upvc double glazed window to the front elevation. Single radiator.

HOUSE BATHROOM

8'4 x 8 (2.54m x 2.44m)

Comprising Upvc double glazed window to the rear elevation. Bath with shower over. Low level w.c. Wash hand basin, Fully tiled walls. Radiator.

OUTSIDE

FRONT GARDEN/DRIVEWAY

To the front there is a long driveway providing ample off street parking. The front garden is pebbled with shrubbery.

REAR GARDEN/GARAGE/UNDERHOUSE STORAGE

To the rear of the property there is a east maintained garden. However with a little bit of imagination and work this could be a lovely spot. It leads to the basement garage and also leads to the added bonus of spacious under house storage.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



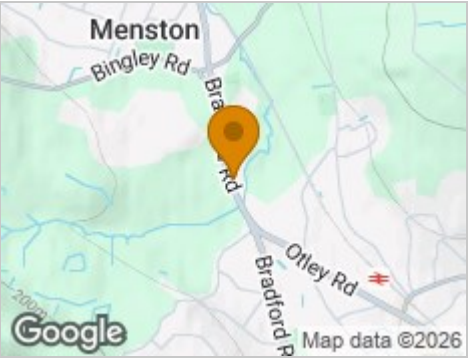
Road Map



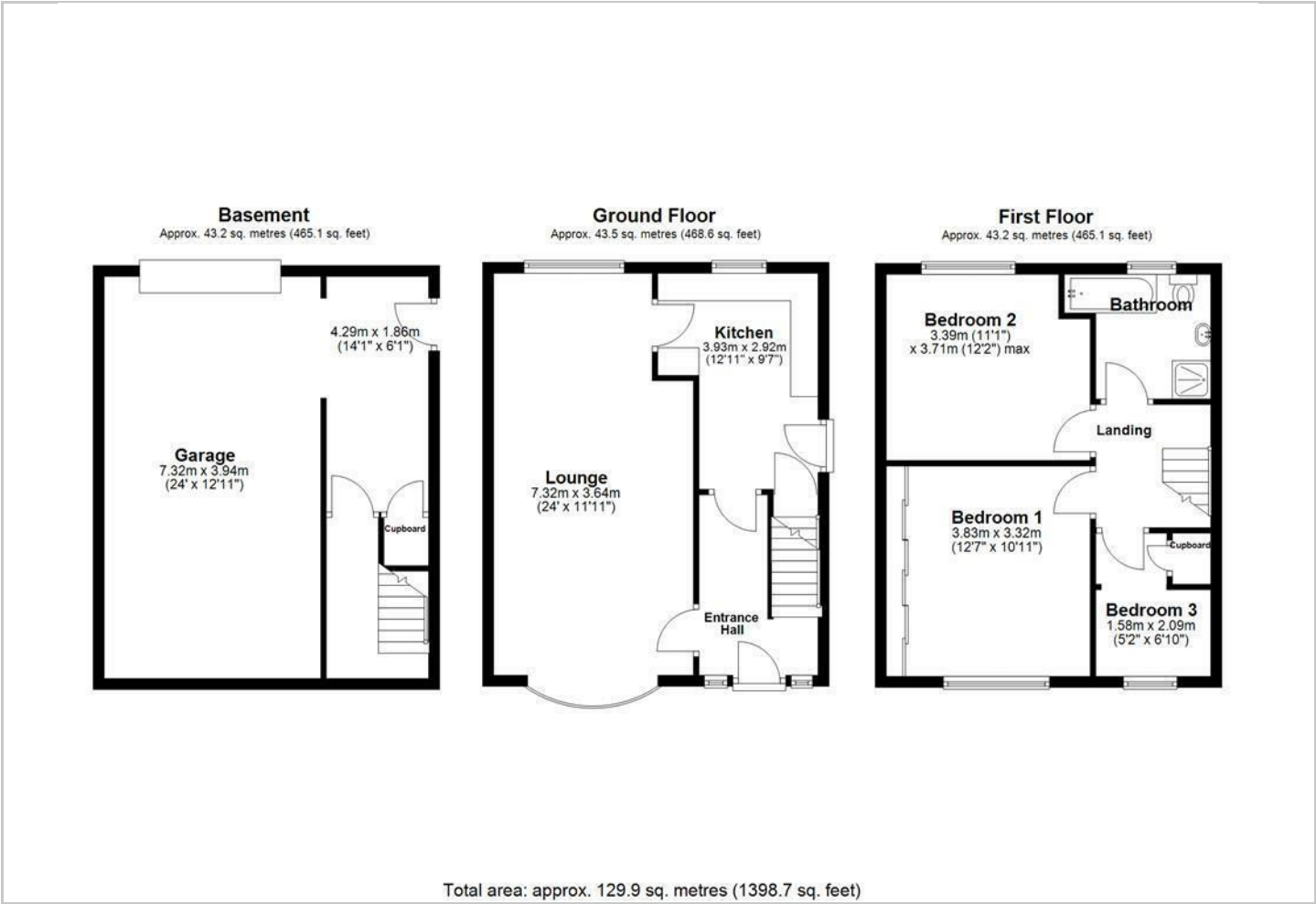
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.