

Ornella's Estates

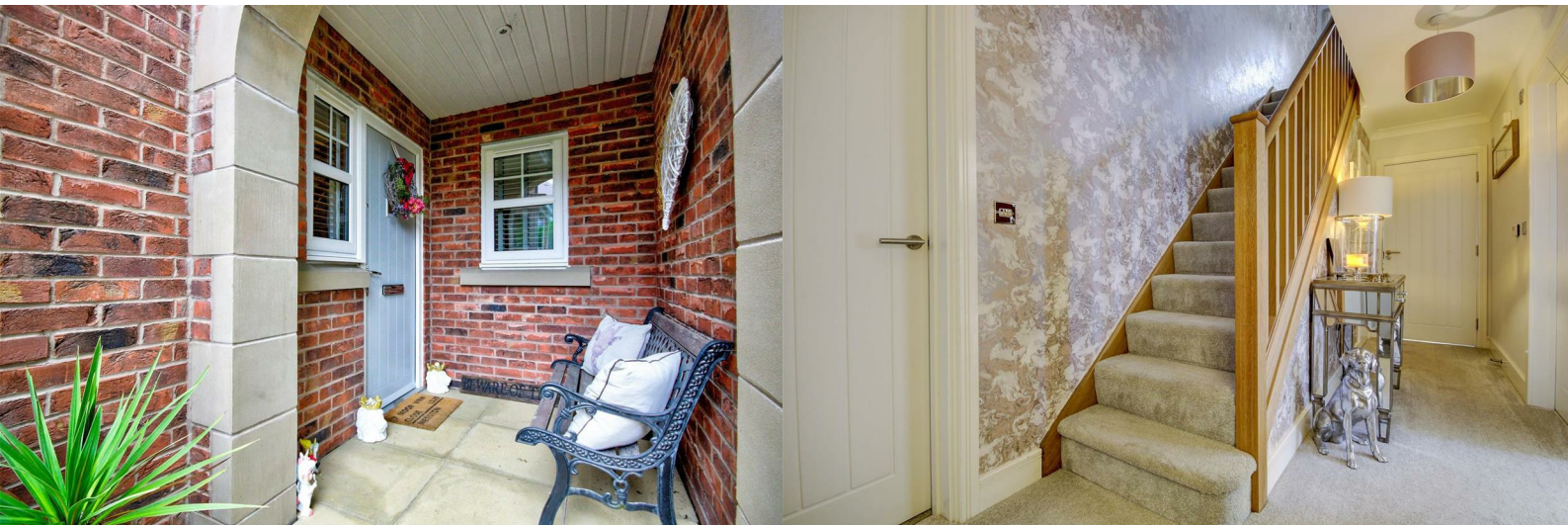
PROUDLY INDEPENDENT



7 Moor View Close

Menston, Ilkley, LS29 6RT

Offers over £800,000



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INTRODUCTION

FEW PROPERTIES HAVE THE ABILITY TO STIR EMOTION EVEN BEFORE YOU HAVE WALKED THROUGH THE THRESHOLD, HOWEVER, THIS SUBSTANTIAL, PRESTIGIOUS FAMILY HOME DOES EXACTLY THAT. SET IN ONE OF MENSTON'S PICTURESQUE SOUGHT AFTER LOCATIONS, WITH COUNTRY WALKS ON THE DOOR STEP, YET CLOSE TO MENSTON VILLAGE AND GUISELEY, WITH GREAT SCHOOLS, TRANSPORT LINKS AND TRAIN STATIONS, THIS STUNNING AND BEAUTIFULLY PRESENTED FAMILY HOME WILL NOT DISSAPPOINT. TUCKED PRIVATELY AWAY IN A CUL-DE-SAC POSITION, IT IS A WONDERFUL SAFE PLACE TO BRING UP CHILDREN AND IS IDEAL FOR THE EVER GROWING FAMILY. As you enter you immediately get the wow feeling. With nothing to do, tastefully decorated throughout with high specification fixtures and fittings. Comprising large entrance hallway, cloak room, downstairs w.c. large family lounge and open plan bespoke fitted kitchen/diner/sitting. To the first floor there is a large landing area with stairs to 2nd floor and doors leading to four bedrooms, two with luxury ensuite's and luxury house bathroom. To the second floor there are a further two double bedrooms and luxury house bathroom. To the front of the property there is a driveway providing off street parking for two cars side by side, leading to a double garage, with lawned areas. To the rear of the property there is a larger than average south facing child friendly enclosed garden with paved and decked seating areas, leading to a mainly laid to lawn area. PERFECT FOR THOSE FAMILY PARTIES, BARBARCUES WITH FAMILY AND FRIENDS. THIS IS A PERFECT PROPERTY AND MUST BE SEEN TO FULLY APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER. CALL NOW DO NOT MISS OUT 01943 661506

MENSTON

FOR THIS WHO DESIRE A MORE TRANQUIL LIFE, MENSTON VILLAGE IS THE PERFECT PLACE. WITH A BEAUTIFUL PARK AND STUNNING COUNTRY WALKS, THIS VILLAGE HAS A LOT TO OFFER, THERE IS MENSTON TRAIN STATION FOR THOSE WHO NEED TO TRAVEL TO CITY CENTRES. PERFECT SCHOOLS FOR ALL AGES AND WITHIN EASY COMMUTE TO LEEDS, ILKLEY, OTLEY AND GUISELEY. THERE ARE SOME LOVELY COUNTRY PUBS IN THE VILLAGE, GREAT FOR STOPPING FOR A DRINK AND WATCHING THE WORLD GO BY.

HOW TO FIND THE PROPERTY

SAT NAV LS29 6RT

ACCOMMODATION

TUCKED AWAY IN A QUIET AND PEACEFUL SETTING, IS THIS STUNNING AND BEAUTIFULLY PRESENTED SUBSTANTIAL FAMILY HOME. SET OF THREE FLOORS AND COMPRISING:

ENTRANCE HALLWAY

As you enter you immediately get that WOW feeling. Comprising composite entrance door to the front elevation. Upvc double glazed window to the front elevation. Oak Staircase leading to first floor. Cloak room for coats and shoes. Doors leading to:

DOWNSTAIRS W.C.

6'4 x 3'4 (1.93m x 1.02m)

Always a useful room to have. Comprising Upvc double glazed window to the rear elevation. Low level w.c. Wash hand basin. Radiator. Tiled flooring, Part tiled walls. Extractor fan.

LARGE BESPOKE FAMILY KITCHEN/DINER/SITTING

25'5 x 13'4 (7.75m x 4.06m)

This is the heart of the house and is the perfect place for entertaining family and friends. With high standards fixtures and fittings, this superb family room comprises a wide range of beautifully fitted bespoke wall and base units with underlighting and granite work surfaces over. Centre island with fitted units, wine fidge, granite worktops, large electric induction hob, stainless steel extractor fan over. Integral double electric ovens, integral dishwasher, integral fidge freezer. Upvc double glazed windows and bi-folding doors to rear elevation leading into garden. Integral washing machine. Inset spot lights, Radiators. TV point. Tiled flooring with under floor heating.

LARGE FORMAL FAMILY SITTING ROOM

22'9 x 12'1 (6.93m x 3.68m)

This is a stunning room, light and airy with ample natural light and comprising Upvc double glazed windows to the front elevation. French doors to the rear elevation, leading into garden. TV point. Two double radiators.

FIRST FLOOR

LANDING AREA

Again this spacious landing comprises Upvc double glazed windows to the rear elevation. Large Airing cupboard. Oak Stairs to 2nd floor. Doors leading to:

MASTER BEDROOM

17'11 fitted wardrobes x 17'8 (5.46m fitted wardrobes x 5.38m)

A stunning double bedroom comprising Upvc double glazed windows to the front elevation. Two radiators and luxury fitted wardrobes.

ENSUITE SHOWER ROOM

7'11 into recess x 5'6 (2.41m into recess x 1.68m)

Comprising Upvc double glazed windows to the rear elevation. Large walk in shower cubicle. Vanity unit with built in wash hand basin. Low level w.c. Extractor fan. Radiator. Fully tiled walls and floors. with underfloor heating.

BEDROOM.2/GUEST BEDROOM

12'9 fitted wardrobe x 13'3 (3.89m fitted wardrobe x 4.04m)

Great for when the unexpected guests arrive. Comprising Upvc double glazed windows to the rear elevation overlooking the garden. Fitted wardrobes. Radiator. Door to:

ENSUITE SHOWER ROOM

8'2 x 5'5 (2.49m x 1.65m)

Comprising Upvc double glazed window to the side elevation. Extractor fan. Walk in double shower. Wash hand basin. Low level w.c. Fully tiled walls and floors with underfloor heating.

Tel: 01943 661506

BEDROOM 3/PLAYROOM

20'8 x 12'2 (6.30m x 3.71m)

Currently being used as a playroom. However this very large room would make a fantastic double bedroom. Comprising Upvc double glazed windows to the front and rear elevations. TV point. Radiators.

BEDROOM 6/OFFICE

7'9 x 6'2 (2.36m x 1.88m)

Currently being used as an office and comprising Upvc double glazed windows to the side elevation. Radiator.

LUXURY HOUSE BATHROOM

7'9 x 6'2 (2.36m x 1.88m)

Comprising Upvc double glazed window to the side elevation. Extractor fan. Deep bath with thermostatic shower over, low level w.c. vanity unit with wash hand basin. Inset spotlights. Fully tiled walls and floors with under floor heating.

2ND FLOOR

LANDING AREA

Velux windows. Doors leading to:

BEDROOM.4.

15'11 into bay x 12'5 (4.85m into bay x 3.78m)

Another double bedroom comprising Upvc double glazed windows to the front elevation. Double radiator.

BEDROOM.5.

15'11 into bay x 13'3 (4.85m into bay x 4.04m)

Another double bedroom comprising Upvc double glazed windows to the rear elevation. Double radiator. Access to loft.

LUXURY BATHROOM NO.2.

7'1 x 6'3 (2.16m x 1.91m)

Comprising deep bath, wash hand basin, low level w.c. Extractor fan. Fully tiled walls and floors. Single radiator.

OUTSIDE

DRIVEWAY AND DOUBLE GARAGE

To the front of the property there is a driveway providing parking for two cars side by side, leading to a double garage with lawned area to the side.

SOUTH FACING REAR GARDEN

To the rear of the property there is a larger than average child friendly enclosed garden which leads beautifully from the bi-folding doors of the bespoke dining kitchen. There is a paved and decked seating area. The garden is mainly laid to lawn. PERFECT FOR THOSE FAMILY PARTIES/SUMMER BARBACUES AND GET TOGETHER'S.

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.

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.

PROPERTY OMBUDSMAN

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

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



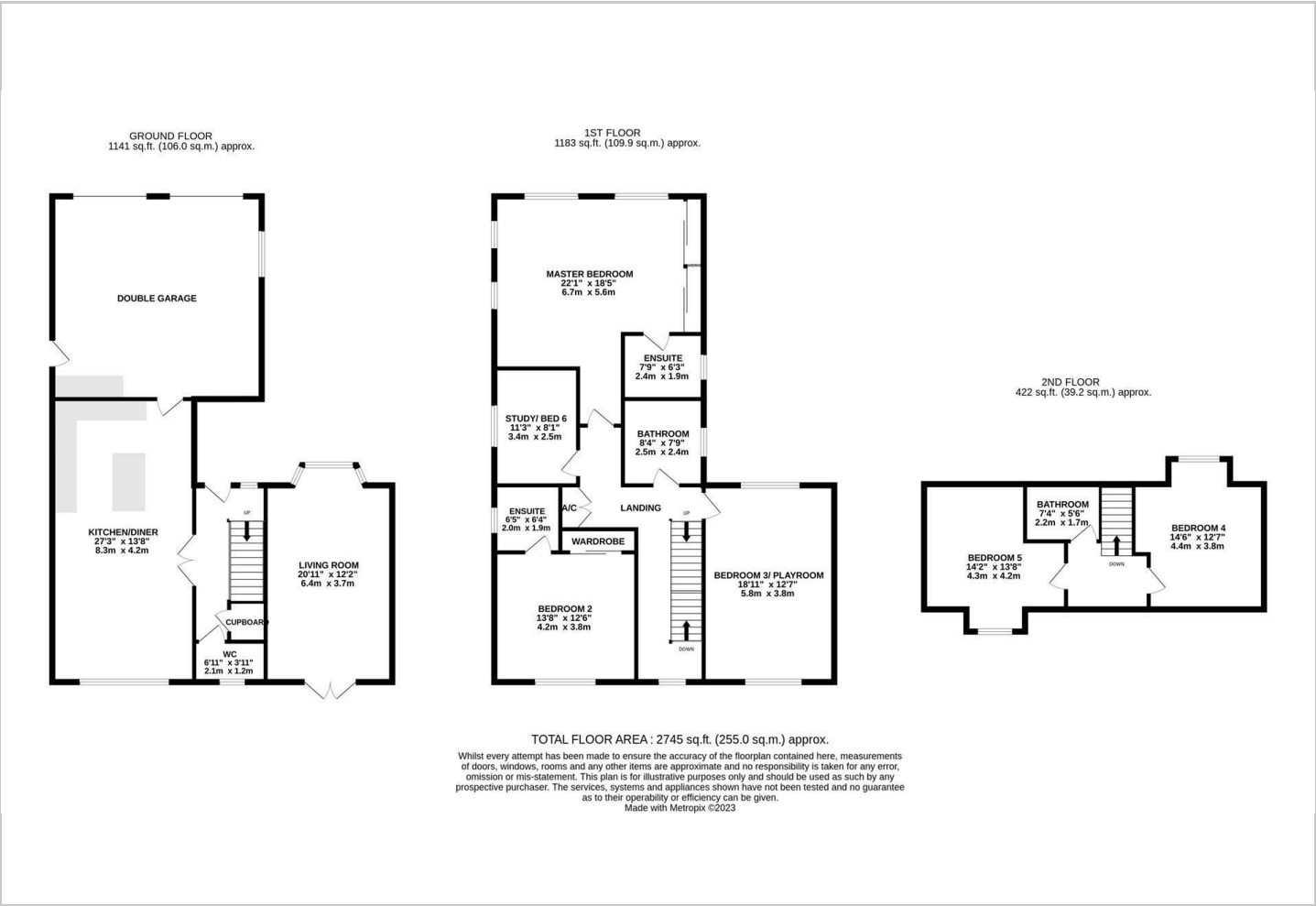
Hybrid Map



Terrain Map



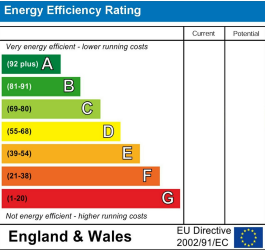
Floor Plan



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.