

Ornella's Estates

PROUDLY INDEPENDENT



92 Cleasby Road

Menston, Ilkley, LS29 6HN

Price £549,950

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INTRODUCTION

BOASTING FAR REACHING VIEWS, WITH STUNNING COUNTRY WALKS CLOSE BY AND SET IN THE PICTURESQUE VILLAGE OF MENSTON, WE ARE DELIGHTED TO OFFER FOR SALE THIS IMPRESSIVE INDIVIDUAL AND ELEGANT FAMILY HOME. SET IN IT'S OWN GATED ENTRANCE WITH CODED SECURITY ENTRANCE AND OFFERING AN ABUNDANCE OF CHARACTER FEATURES THROUGHOUT AND FEATURE WINDOWS, HIGH CEILINGS, YOU CANNOT HELP BUT FALL IN LOVE. With superb transport links, including Menston Train Station and fantastic bus routes, along with great schools, this is the perfect home for the ever growing family. BRIEFLY COMPRISING, private gated entrance into the grounds, entrance hallway via a security lock, stairs to first floor. grand hallway with feature glass windows, stairs to 2nd floor and doors leading to luxury four piece house bathroom, separate w.c., large family lounge, family dining room, and dining kitchen, four bedrooms of which three are doubles, two of which lead onto balcony seating areas. The main surprise is on the 2nd floor, work in progress, ready for you to put your own stamp on it. Landing area, leading to a further three large rooms and a further room which has the plumbing in place for another bathroom. The versatile space can be used for whatever is needed. To the outside the grounds are entered via two large wrought iron security gates, that lead to enclosed gardens, ample parking and two detached garages and shed. There is only one adjoining neighbor who has access and right of way. ALTHOUGH THIS IS CLASSED AS PENTHOUSE APARTMENT, IT IS MORE OF A FAMILY HOME WITH TREMENDOUS SPACE AND ELEGANCE. EARLY VIEWING IS STRONGLY RECOMMENDED. PLEASE CALL ORNELLA ON 01943 661506 AND SHE WILL BE MORE THAN HAPPY TO SHOW YOU ROUND. DO NOT MISS OUT. FREEHOLD/LEASEHOLD

WHAT OUR VENDOR LOVE ABOUT THEIR HOME

We fell in love with The Red House as soon as we walked in. We'd been looking for something "different" but we weren't sure what. When we found the Red House it ticked all our boxes, we love everything from the high ceilings to the outside space where we've enjoyed many a glass of wine looking over at Ilkley moor.

We've been very happy here the past 16 years and had expected it to be our forever home but unfortunately since my illness it's just not suitable for me anymore.

They'll be a few tears when we hand the keys over but we know it's time to move on and for someone else to enjoy it.

MENSTON

FOR THOSE WHO DESIRE A MORE TRANQUIL LIFE, MENSTON VILLAGE IS THE PERFECT PLACE. WITH A BEAUTIFUL PARK AND STUNNING COUNTRY WALKS, THIS PICTURESQUE VILLAGE HAS A LOT TO OFFER, A GREAT COMMUNITY WITH THE LOCAL PUBS AND RESTAURANTS ON THE DOOR STEP. MENSTON TRAIN STATION FOR THOSE WHO NEED TO TRAVEL TO CITY CENTRES. SUPERB SCHOOLS ON THE DOOR STEP.

HOW TO FIND THE PROPERTY

SAT NAV LS29 6HN

ACCOMMODATION

THE RED HOUSE

THE ONLY WAY TO DESCRIBE THIS IMPRESSIVE PROPERTY IS WOW. Offering great kerb appeal and accessed via a large double wrought iron gate via security pad and set in stunning grounds. Comprising:

PRIVATE ENTRANCE

As you enter the property via a solid wooden door and security coded pad, you come into the main entrance of the property and your eyes automatically gaze at the stunning feature arched window. With a further window to the side elevation. Understairs storage space. Stairs then lead to the main part of the property. Glass panelled door to:

GRAND ENTRANCE HALLWAY

22'5" m x 8'10 (6.83m m x 2.69m)

With high ceilings and offering an abundance of natural light throughout, ceiling roses, coving to ceiling and traditional roll over radiators, this takes your breath away and you immediately get the feeling of how elegant and impressive this home is. Doors leading to:

FORMAL FAMILY LOUNGE

22'3 x 17 (6.78m x 5.18m)

This stunning formal family lounge is light and airy, spacious with high ceilings and comprises leaded glass windows to the front elevation, sash windows to the front elevation overlooking the gardens and boasting fantastic views. Coving to ceiling. Traditional roll over radiators. TV point. Feature living flame gas fire with marble back and base, wooden mantelpiece.

FAMILY DINING ROOM/BEDROOM

11'11" x 8'9" (3.63m x 2.67m)

When you want to entertain family and friends. Comprising sash windows to the front elevation overlooking the gardens and boasting fantastic views. Traditional roll over radiators. Coving to ceiling.

DINING KITCHEN

17 x 10;7 (5.18m x 3.05m;2.13m)

Great for a catch up with visitors. Comprising Sash windows to the front elevation. A wide range of fitted wall and base units with underlighting and contemporary worktops over. Integral fridge freezer. Integral dishwasher. Points for washing machine. Porcelain sink one and a half bowl single drainer. Aga oven with extractor fan over.

LUXURY FOUR PIECE HOUSE BATHROOM

12'6" x 5'11" (3.82 x 1.81)

Great for relaxing and comprising large corner bath, separate shower cubicle, vanity unit with his and hers wash hand basins. Mirror with built in lighting. Low level w.c. Leaded glass windows to the side elevation. Part tiled walls. Chrome radiator/Heated towel rail.

ADDITIONAL SEPARATE W.C.

6'4" x 3'2" (1.94 x 0.98)

Always useful when you have lots of visitors. Comprising leaded glass window to the side elevation. Low level w.c. Wash hand basin. Part tiled walls.

MASTER BEDROOM

13'8" fitted wardrobes x 12'10" (4.18 fitted wardrobes x 3.93)

With high ceilings, fabulous fitted wardrobes and French doors leading onto a balcony seating area, boasting long distant views and great for sitting out with a glass or two of wine or whatever takes your fancy. Traditional roll over radiator. Coving to ceiling. This room measures 17 x 12'10 from wall to wall.

Tel: 01943 661506

BEDROOM.2.

17 x 10'11 (5.18m x 3.33m)

Another great double bedroom comprising leaded glass windows to the rear elevation. Traditional roll over radiator. Coving to ceiling.

BEDROOM.3./OFFICE

10' x 9 (3.05m x 2.74m)

This is a fantastic versatile room currently being used as an office, however, can also be used as bedroom. Comprising Upvc leaded glass windows and French Doors leading to a balcony seating area. Exposed brick walls. Traditional roll over radiator. Wooden flooring.

INNER HALLWAY LEADING FROM GRAND ENTRANCE HALL

16'4" x 9'1" (4.99 x 2.79)

Again very spacious and can be used for whatever is needed. Comprising oak stairs to 2nd floor. Leaded glass window to the side elevation. Traditional roll over radiator.

2ND FLOOR

LANDING AREA

THIS IS WHERE YOUR IMAGINATION WILL RUN AWAY WITH YOU. WHAT TO DO WITH ALL OF THIS EXTRA SPACE. Works in progress. Door entrances that will lead to:

LOFT ROOM.1.

36'11 x 12 (11.25m x 3.66m)

Glass doors with Juliette balcony boasting breath taking views. Windows to the side elevation. This room can be used for whatever is needed.

LOFT ROOM.2.

36'10 x 15'9 (11.23m x 4.80m)

Fabulous space this room can be used for whatever is needed.

LOFT ROOM 3.

12'10 x 9'4 (3.91m x 2.84m)

Plumbing installed ready for a bathroom and or whatever is needed.

LOFT ROOM ROOM.4.

18 x 9'5 (5.49m x 2.87m)

This room can be used for whatever is needed.

OUTSIDE

AMPLE PARKING AND TWO DETACHED GARAGE

Accessed via the wrought iron gates, there is ample parking and two detached garages and a shed.

GARDENS

The gardens are enclosed with a large pebbled seating area, lawned areas, flowers, trees and shrubbery. GREAT FOR SITTING OUT AND SAFE FOR CHILDREN.

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

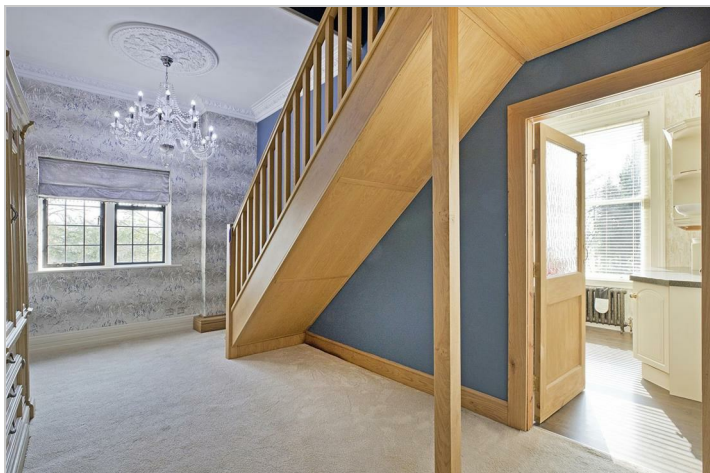
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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



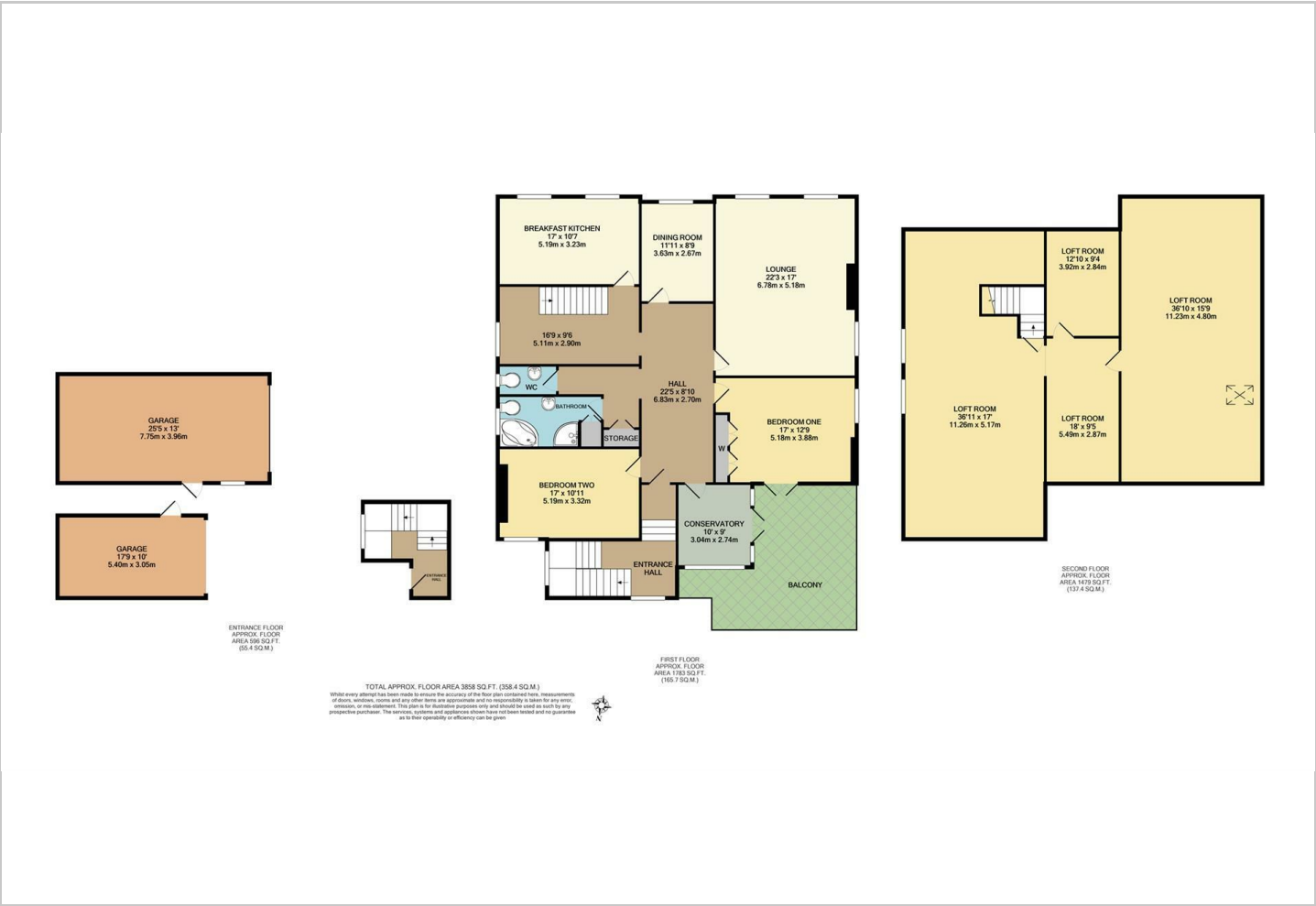
Hybrid Map



Terrain Map



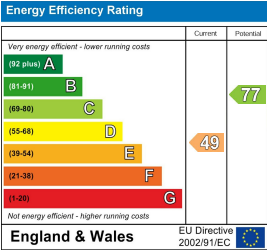
Floor Plan



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.