



HUNTERS[®]
HERE TO GET *you* THERE



Walker Road, Menston, LS29

£200,000



This attractive two bedroom back to back terrace is tucked away in a peaceful position to the rear of the terrace row. Access is via a pathway and on street parking is available on the nearby road. You enter the property via a spacious sun porch with views overlooking the pretty southerly facing garden. This leads to a well proportioned living room and a separate galley style kitchen, giving the new home owner the scope to create a modern open plan living/kitchen diner. Upstairs, to the first floor there is a generous house bathroom and one of the two double bedrooms, the second being on the top floor. The property also benefits from having a cellar that will provide some useful storage. The property is in need of modernisation but has the potential to be a very attractive home in a much sought after location.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. There are village amenities available locally and further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.

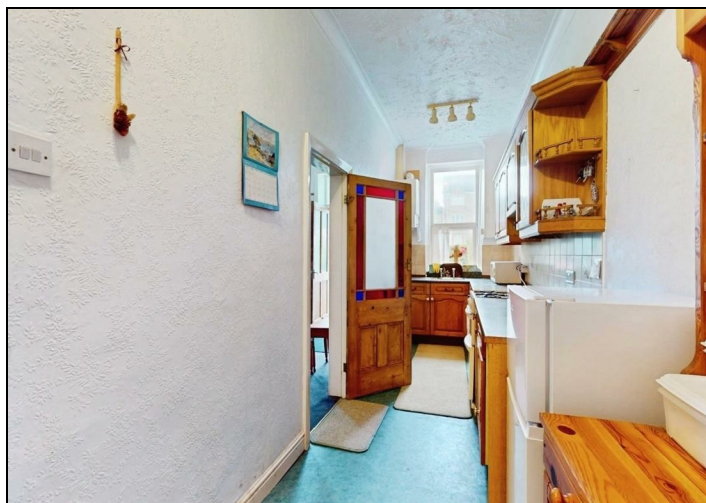
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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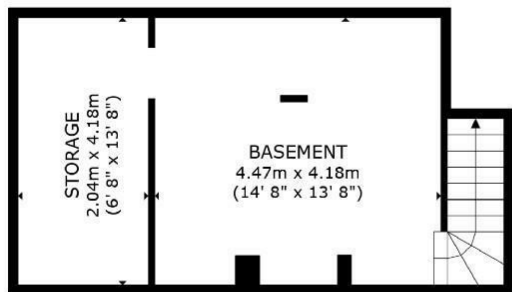
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KEY FEATURES

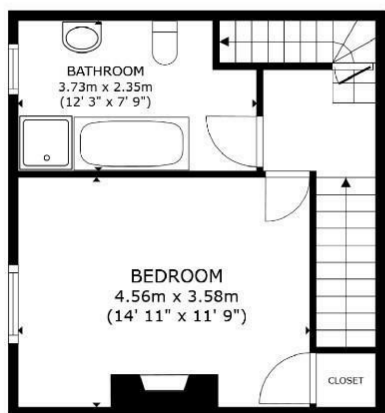
- TWO DOUBLE BEDROOMS
- SET OVER FOUR FLOORS (INCLUDING THE BASEMENT)
- SOUTH FACING GARDEN
- SCOPE FOR FUTHER DEVELOPMENT (subject to planning)
- SUN ROOM
- ATTRACTIVE GARDEN
- CLOSE TO AMENITIES AND TRAIN STATION
- NO ONWARDS CHAIN
- EPC RATING TO FOLLOW







FLOOR 1



FLOOR 3



FLOOR 2



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1 30.2 m² (325 sq.ft.) FLOOR 2 44.0 m² (474 sq.ft.) FLOOR 3 33.7 m² (363 sq.ft.)
 FLOOR 4 24.5 m² (264 sq.ft.)
 TOTAL : 132.4 m² (1,425 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From Otley proceed along the main A659 Bradford Road. At the roundabout continue on to the A6038 Bradford Road to the Fox roundabout, continue straight ahead in the direction of Leeds. Turn right into Station Road, and take the third left hand turning into Farnley Road. At the top of the road, bear right. Drive along Main Street and take the second turning after the Malt Shovel pub on your left turn left onto Dicks Garth Road . Drive a short distance until you see Walker Road on your right. The property is at the back, YOU WILL NEED TO GO BY FOOT. The property comes to market with NO ONWARDS CHAIN.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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