
HUNTERS®
HERE TO GET you THERE
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The Old Forge, Main Street, Menston, LS29

£420,000

A fantastic opportunity to buy this charming character cottage in the centre of Menston. Previously this property was two separate cottages which were combined many years ago into the lovely home it is today. The property boasts a generous well established and sunny rear garden. The property consists of a separate living room, dining room and kitchen which leads into the utility room with a WC leading off it. To the first floor, there are three double bedrooms and the house bathroom. The garden can be accessed via the utility room or from the main bedroom. There is also access to the garden via the church yard. Located in the centre of Menston it is within easy reach of all the village amenities and some fabulous rural walks.

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 I 01943 660002
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KEY FEATURES

- CHARACTER MID TERRACED COTTAGE
- THREE DOUBLE BEDROOMS
- SEPARATE LIVING, KITCHEN & DINING ROOM
- GENEROUS REAR GARDEN
- ACCESS TO THE GARDEN FROM THE MAIN BEDROOM
- CENTRAL MENSTON LOCATION
- CLOSE TO THE LOCAL AMENITIES
- EPC RATING TO FOLLOW













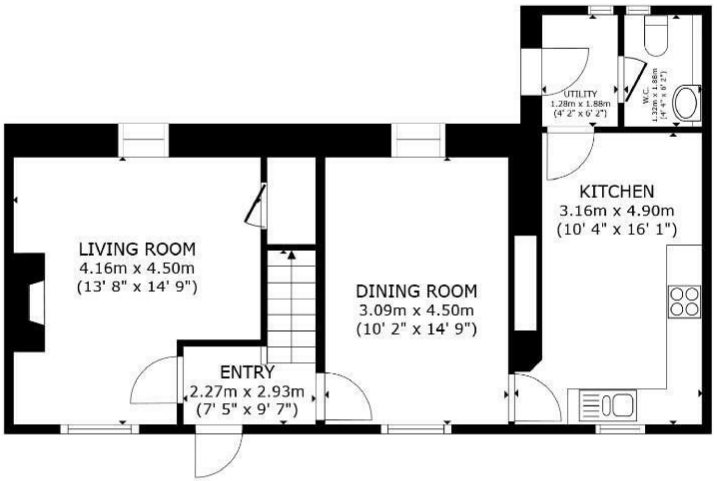




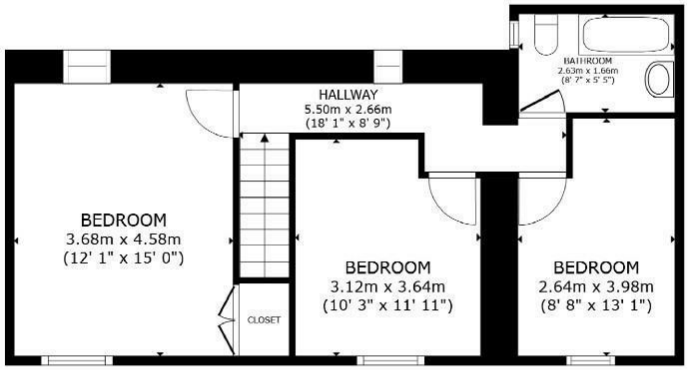





The Old
Forge



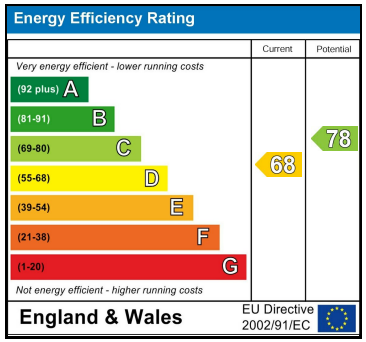
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 58.7 m² (632 sq.ft.) FLOOR 2 54.0 m² (581 sq.ft.)
TOTAL : 112.7 m² (1,213 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



DIRECTIONS
From our Hunters Otley offices, proceed along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road and continue up past The Fox pub. Just after The Fox pub, turn right onto Station Road then immediately left onto Leathley Road. At the mini roundabout, turn right onto Low Hall Road then bear left onto Farnley Road. At the junction, turn right onto Main Street and continue almost half a mile where the property can be found on the right hand side.

AGENTS NOTES
Tenure: Freehold

Council Tax Band D, 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 more than 180 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.

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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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