



HUNTERS[®]
HERE TO GET *you* THERE

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Viewlands Mount, Menston, LS29

£220,000



A two bedroom terraced property located on the edge of Menston with far reaching views across the valley. The property has a practical layout, to the ground floor there is an entrance hallway, living room, store room and separate kitchen/dining room. Upstairs there are two double bedrooms, a WC and the family bathroom. Outside, the property benefits from a lawned garden to the front and a courtyard garden to the rear, along with a useful outbuilding for storage. The property comes to market with NO ONWARDS CHAIN.

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.

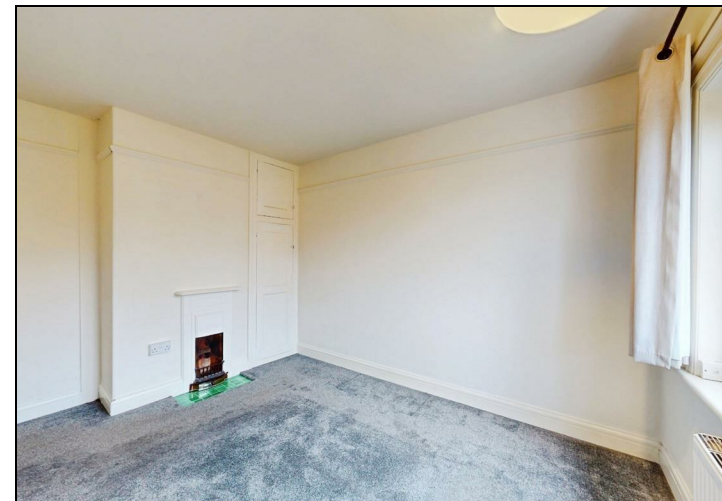
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



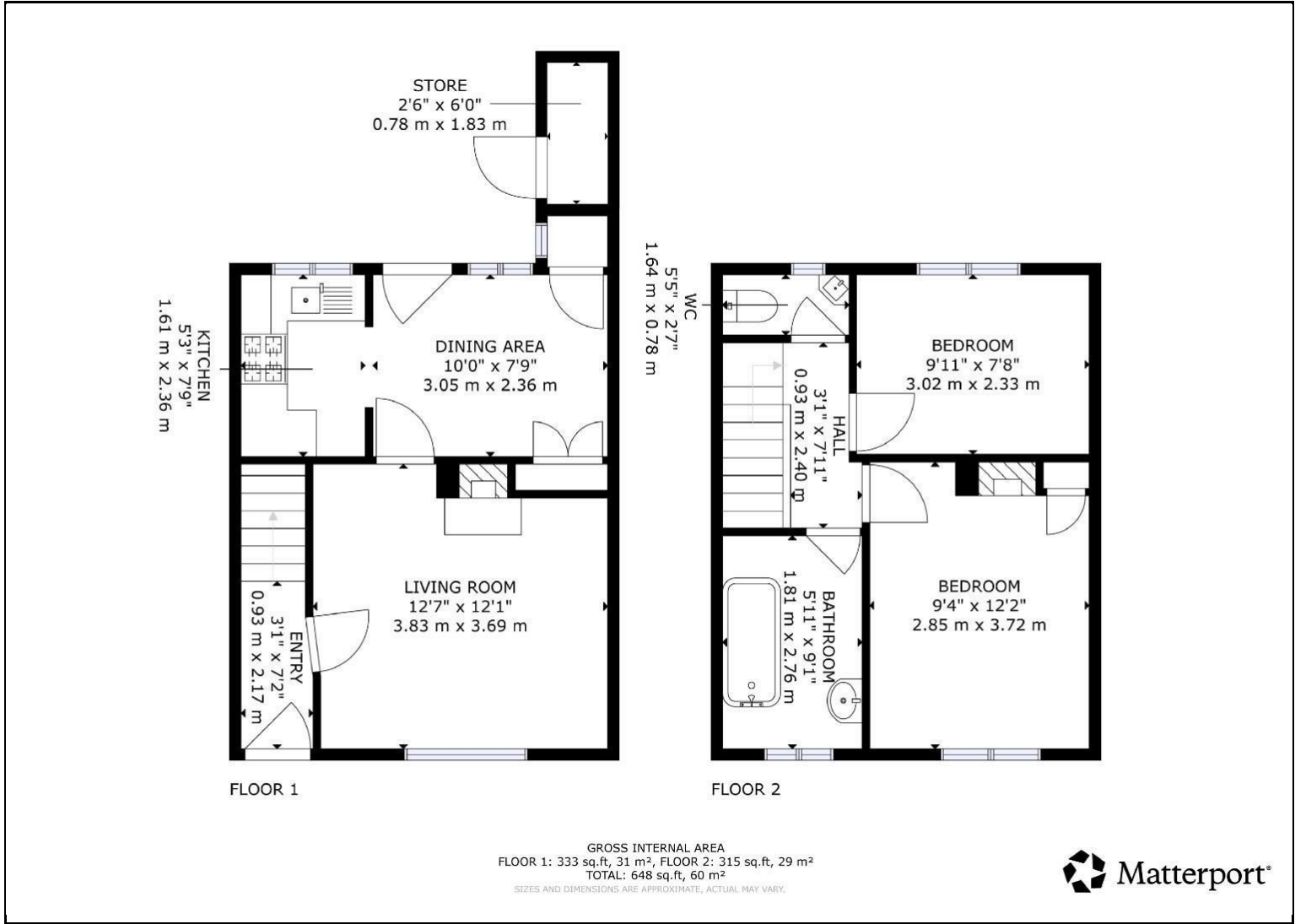
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KEY FEATURES

- TWO BEDROOM MID TERRACE
- OPEN PLAN KITCHEN/DINING ROOM
 - GOOD SIZE BATHROOM
 - FRONT & REAR GARDEN
 - FAR REACHING VIEWS
- VERSATILE OUTBUILDING
 - EPC RATING C
- NO ONWARDS CHAIN







DIRECTIONS
From our Hunters Otley office join Burras Lane, at the end of the road turn left onto West Chevin Road and continue all the way to the top of the hill, turn left immediately after Clarion Lodge Holiday Park on the left onto Viewlands Mount and the property can be found on the left where you will see our Hunters Otley For Sale board.

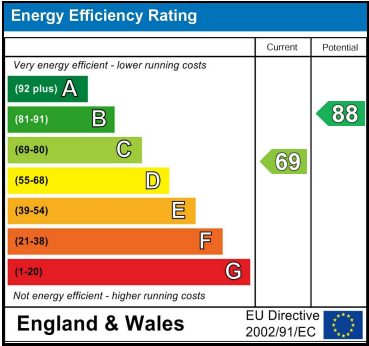
AGENTS NOTES
Tenure: Freehold

Council Tax Band B, 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 200 branches nationwide, of which 40 are located in Yorkshire. 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.



GROSS INTERNAL AREA
FLOOR 1: 333 sq.ft, 31 m², FLOOR 2: 315 sq.ft, 29 m²
TOTAL: 648 sq.ft, 60 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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