



HUNTERS[®]
HERE TO GET *you* THERE

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Moorland Crescent, Menston, LS29

£437,500

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An extended four bedroom semi-detached family home in the sought after location of Menston, and ideally located for St Mary's Catholic School, just a moments walk away. The property is well proportioned offering spacious living accommodation with a beautiful rear garden overlooking open fields. The property consists of a generous living room, a separate dining room, a well appointed kitchen, a side entrance with shower room and WC, and a conservatory. To the first floor, there are four double bedrooms and the bathroom. The property enjoys a lovely setting with a variety of local amenities close to hand, including local shops and schools with recreational facilities and open countryside. There is ample off street parking to the front.

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. With 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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KEY FEATURES

- EXTENDED SEMI DETACHED PROPERTY
 - FOUR DOUBLE BEDROOMS
 - BATHROOM & SHOWER ROOM / WC
- SEPARATE LIVING ROOM & DINING ROOM
 - CONSERVATORY
 - BEAUTIFUL GARDENS
 - FABULOUS RURAL VIEWS
 - AMPLE OFF STREET PARKING
- CLOSE TO THE VILLAGE AND ITS AMENITIES
 - EPC TO FOLLOW







DIRECTIONS

Leaving Otley on Bradford Road towards Menston, proceed on Bradford Road passing The Fox pub on your right. Go straight over the crossroads near the JCT600 car showroom and passed St Mary's School. Moorland Crescent is shortly after the school and the property can be found on the left hand side towards the far end of the crescent.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

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.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

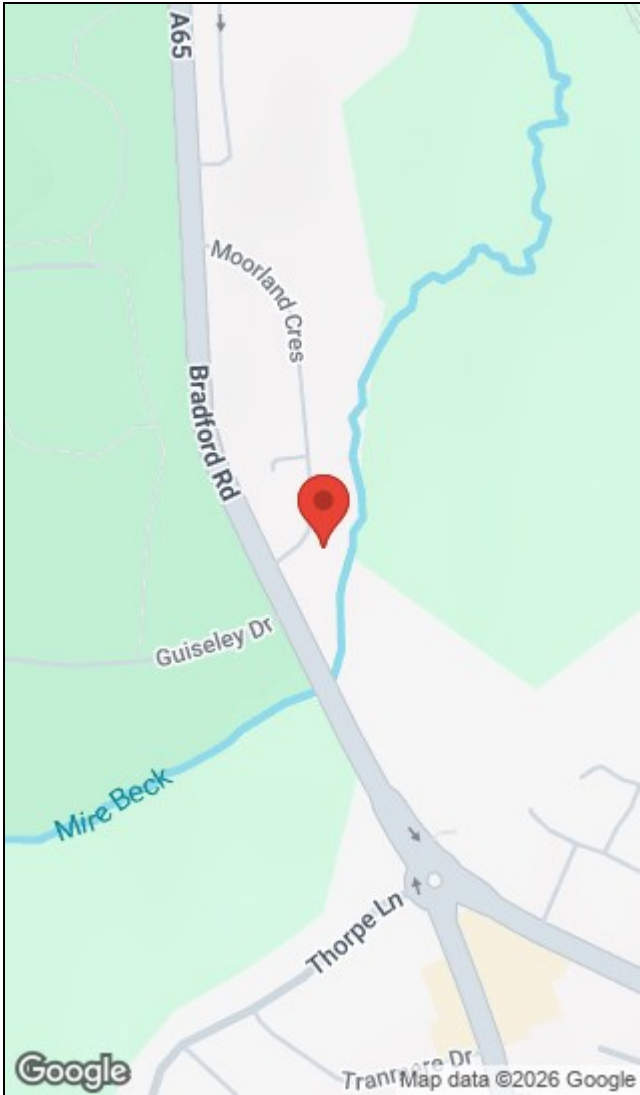
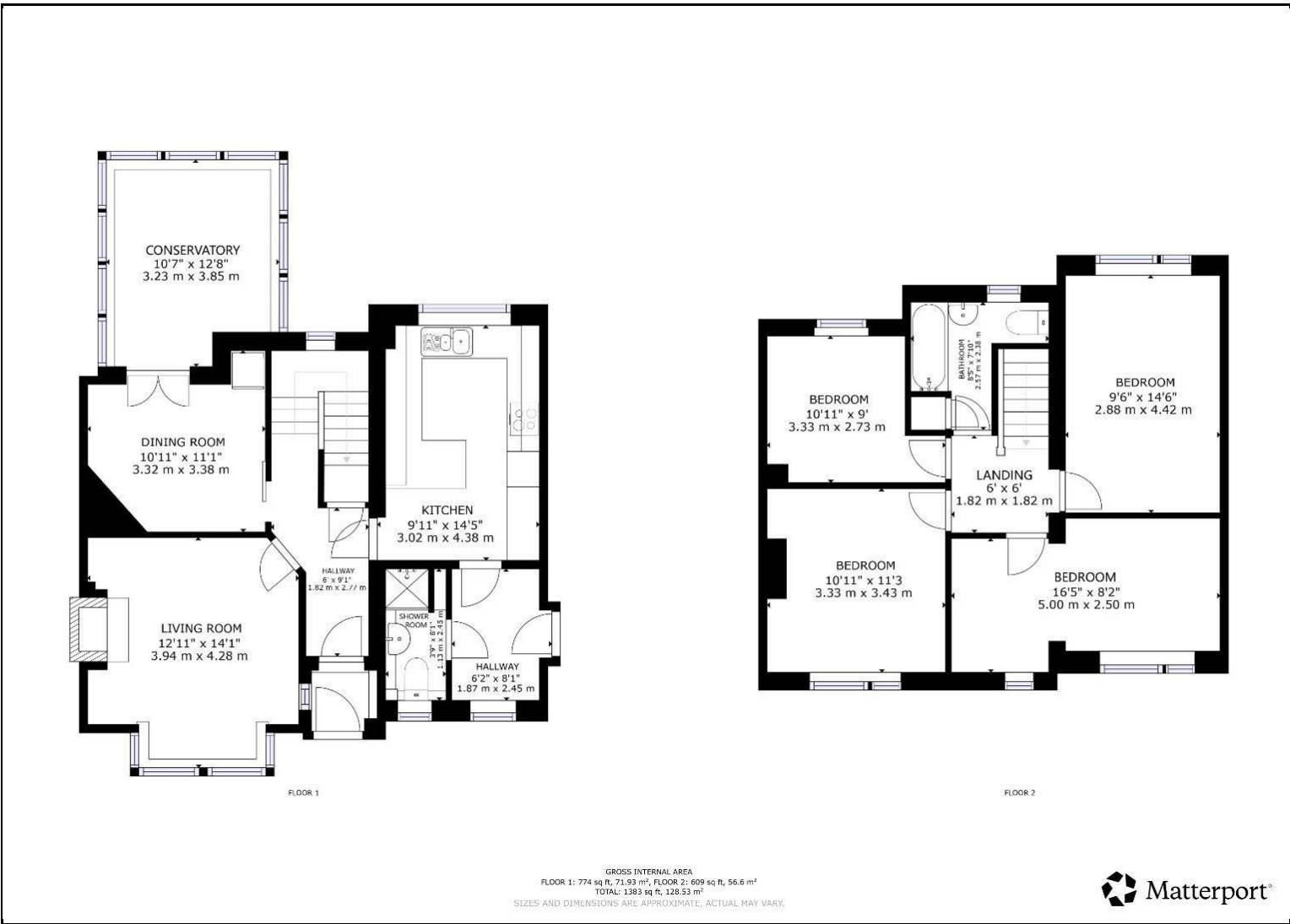
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

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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