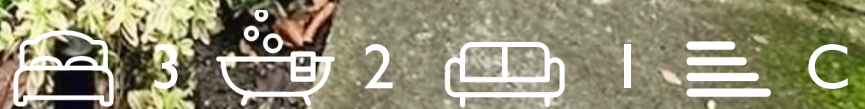




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Bingley Road, Menston, LS29

## £325,000



A truly stunning example of its kind, this immaculately presented three bedroom stone terrace comes complete with high quality fixtures and fittings from start to finish. Set over four floors (including the basement), this stylish home offers generous accommodation and benefits from having a south facing garden. In brief, on the ground floor there is a living room, and a contemporary Dining kitchen. To the first floor; there are two bedrooms and a generous house bathroom; and on the top floor there is a further double bedroom with luxury en suite bathroom. An early viewing of this impressive home is recommended; it really is an opportunity not to be missed.

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.

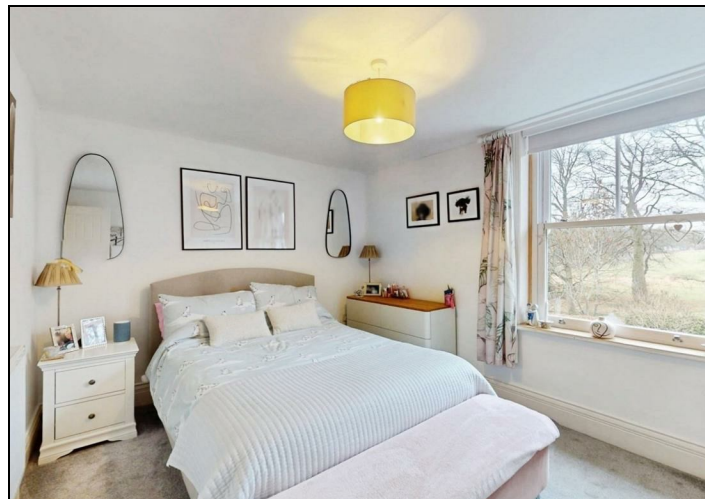
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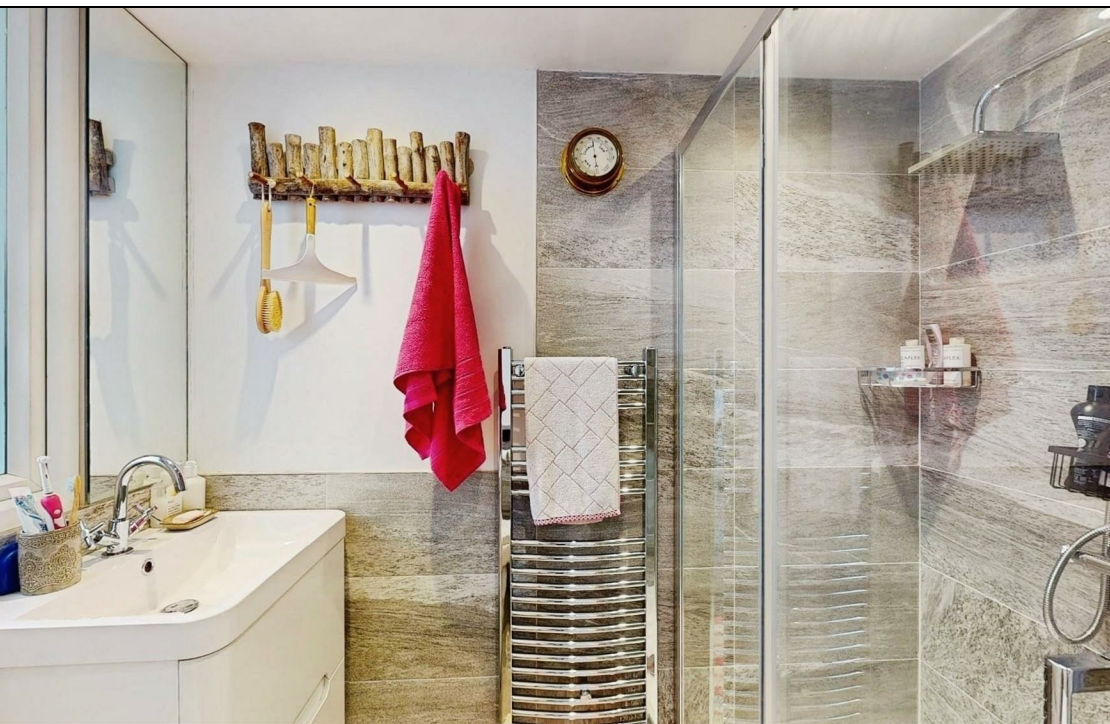
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## KEY FEATURES

- THREE BEDROOM STONE MID TERRACE PROPERTY
- THOUGHTFULLY MODERNISED THROUGHOUT
  - CONTEMPORARY DINING KITCHEN
  - SET OVER FOUR FLOORS (INCLUDING THE BASEMENT)
  - MASTER BEDROOM WITH EN SUITE
- IN THE HEART OF MENSTON & CLOSE TO THE STATION
  - SOUTH FACING GARDEN
  - EPC RATING C











## DIRECTIONS

From our Hunters Otley & Ilkley offices join Burras Lane, at the end of the road turn left onto West Chevin Road and continue all the way to through the crossroads towards Menston. As the road bears right go straight on to Bingley Road and the property can be found on the right hand side and can be identified by our Hunters For Sale board.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Bradford City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

## 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.

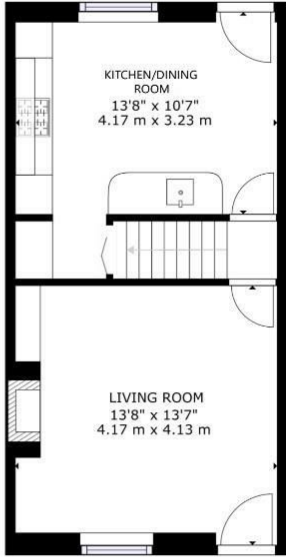
## DISCLAIMER

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.

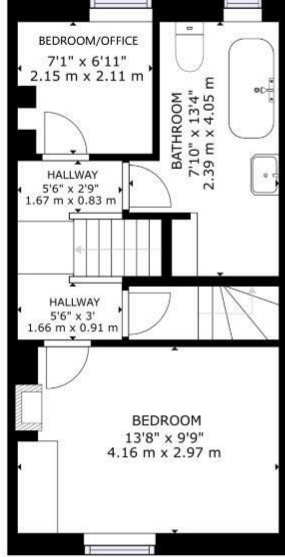




FLOOR 1



FLOOR 2

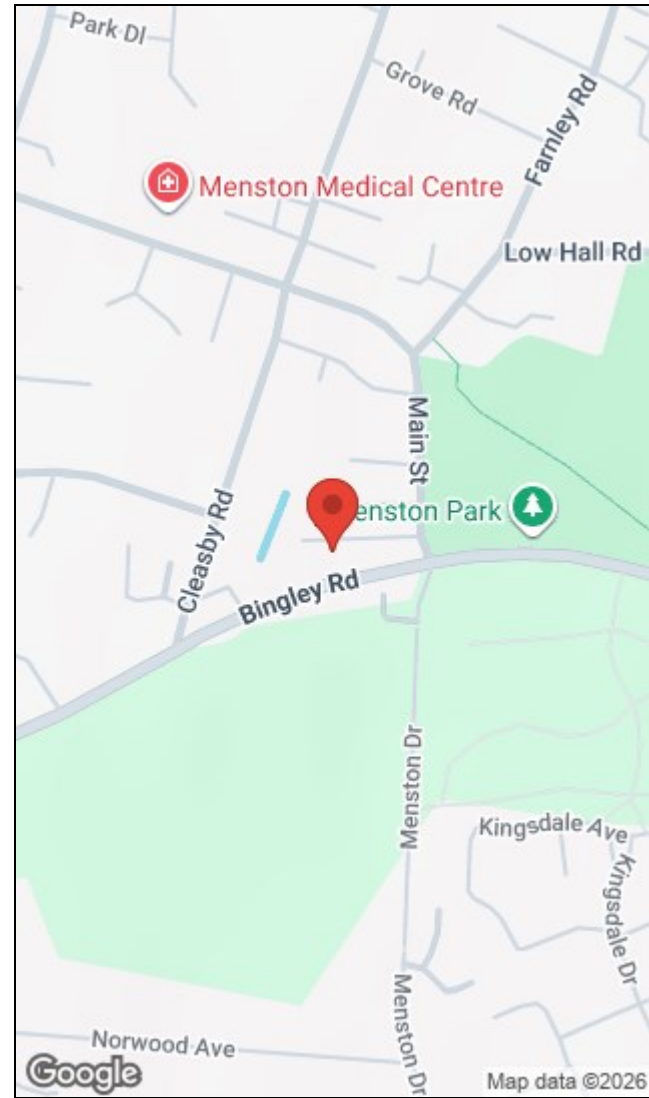



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA  
FLOOR 1: 169 sq ft, 15.71 m<sup>2</sup>; FLOOR 2: 380 sq ft, 35.29 m<sup>2</sup>  
FLOOR 3: 362 sq ft, 33.48 m<sup>2</sup>; FLOOR 4: 259 sq ft, 24.1 m<sup>2</sup>  
TOTAL: 1190 sq ft, 110.58 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>86</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>69</b> |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| EU Directive 2002/91/EC                     |           |  |
| England & Wales                             |           |   |

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