



HUNTERS[®]
HERE TO GET *you* THERE

3 2 2

Swallowfield, Chevin Avenue, Menston, LS29

£595,000

HUNTERS®
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An impressive and spacious three-bedroom semi detached family home, tucked away along a private road in a beautiful setting but not too far from the centre of Menston.

Extended to the side and rear, the property features a large modern open plan kitchen/diner, complete with bi-folding doors that open directly onto a generous rear garden taking full advantage of the beautiful countryside views. The ground floor of this family home boasts excellent living space as well a shower room and a couple of cloakrooms ideal for keeping shoes and coats out of sight. Upstairs, are three well proportioned double bedrooms along with a family bathroom. Outside, the stand-out feature of this home is the substantial rear garden with uninterrupted views of the countryside.

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.

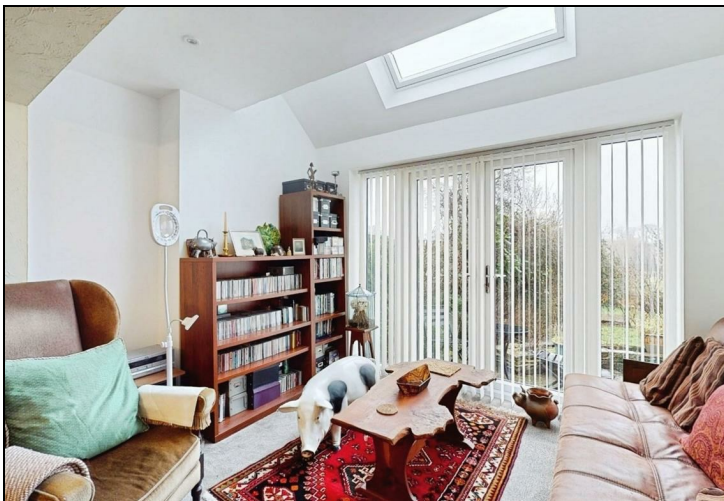
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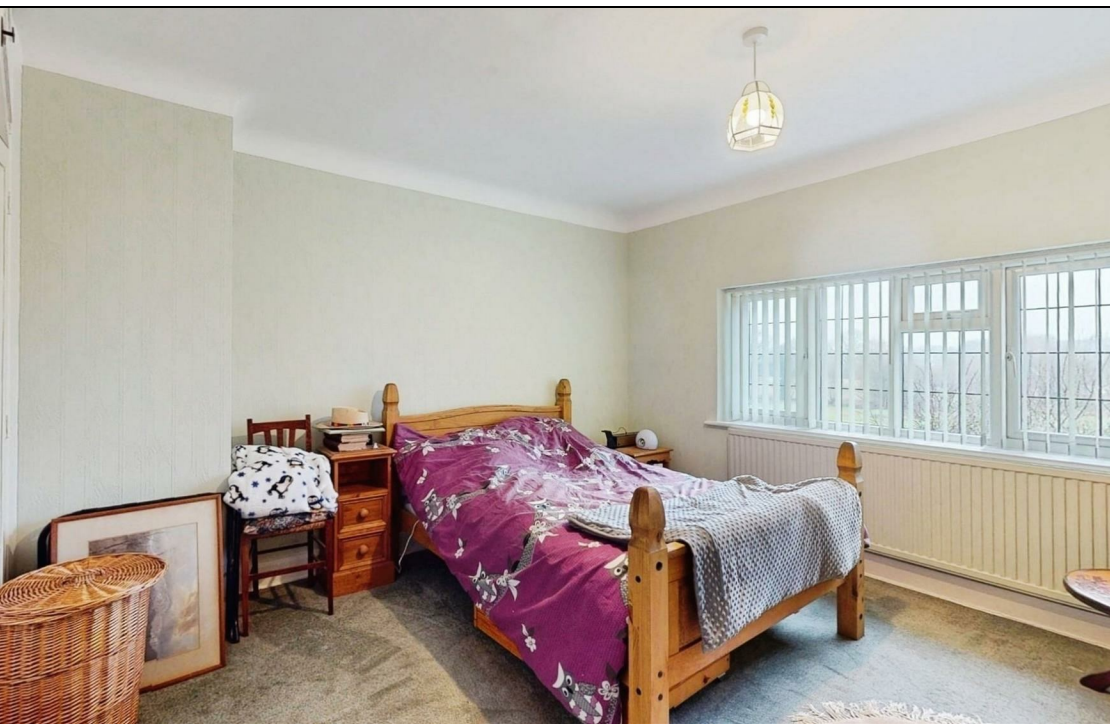


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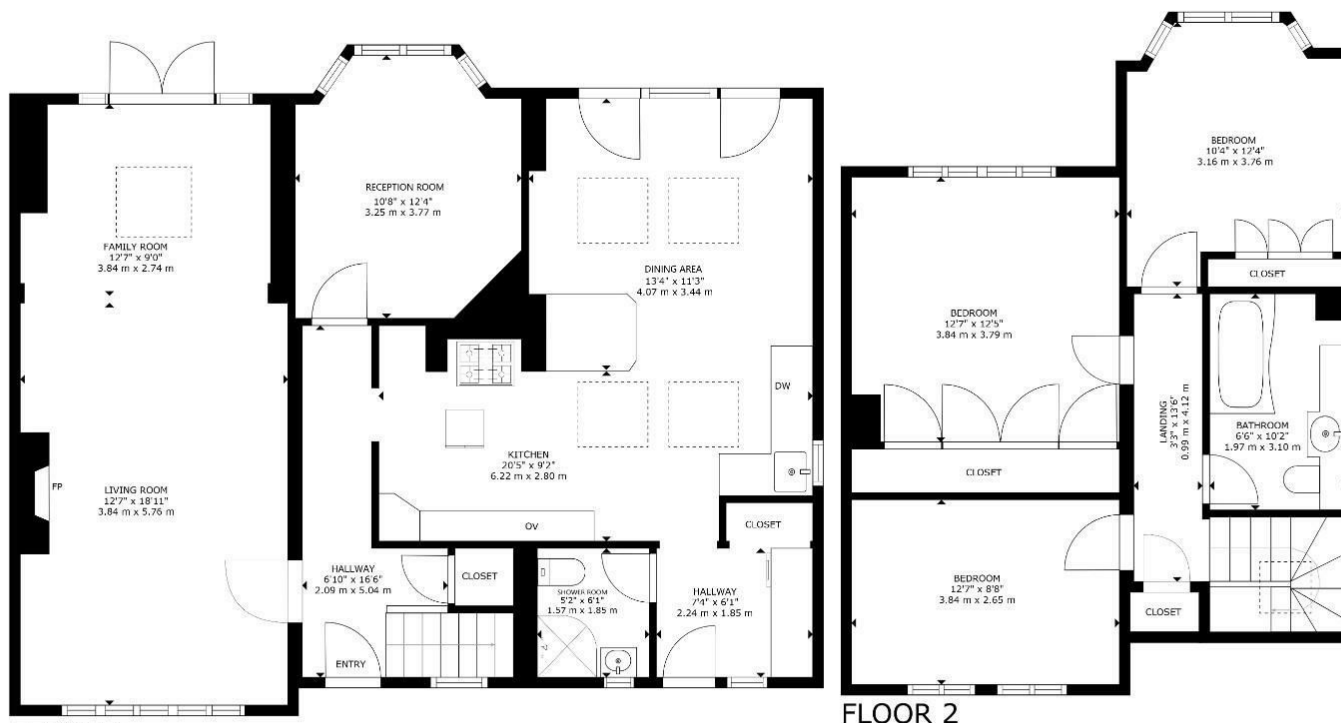
KEY FEATURES

- THREE DOUBLE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING ACCOMMODATION
 - LARGE KITCHEN/DINER
- DOWNSTAIRS SHOWER ROOM PLUS FAMILY BATHROOM
 - PEACEFUL LOCATION
 - CLOSE TO MENSTON TRAIN STATION
 - COUNTRYSIDE VIEWS
 - EPC TO FOLLOW









GROSS INTERNAL AREA
FLOOR 1: 1,038 sq. ft, 96 m²; FLOOR 2: 587 sq. ft, 54 m²
TOTAL: 1,625 sq. ft, 150 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley & Ilkley offices join Burras Lane, at the end of the road turn left onto West Chevin Road at the mini roundabout take your first left onto Bradford Road and continue all the way to through towards Menston, shortly after the roundabout near The Fox Pub look out for stone pillars on your left (opposite the cricket field) drive down the private road and at the end of the road the property can be found on the left hand side and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E 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.

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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