







HUNTERS®
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Albany Row, Menston, LS29

£395,000



A truly impressive three bedroom townhouse in the heart of Menston village. Immediately on entering the property you are greeted by a beautiful staircase and the tall glass door panels flood this space with natural light; the hallway leads you to a lovely spacious kitchen dining room to the rear of the property. There is also a downstairs WC, understairs storage and a door leading to an integral single garage. To the first floor, the living room has a mezzanine which overlooks the kitchen diner, and there is a generous single bedroom. To the second floor, there are two double bedrooms, one with an en suite, and the house bathroom. To the rear is a south facing courtyard garden. With the large window in the hallway, the mezzanine and a view to the top of the house as you enter, the property is architecturally interesting and must be seen to be truly appreciated.

Albany Row is well located in Menston, a popular village community with excellent local facilities and good transport links. The village offers local shops, a post office, village pubs, additional recreational facilities, a village park and train station. Further amenities and schooling are available throughout the area in neighbouring Otley, Ilkley and Guiseley.

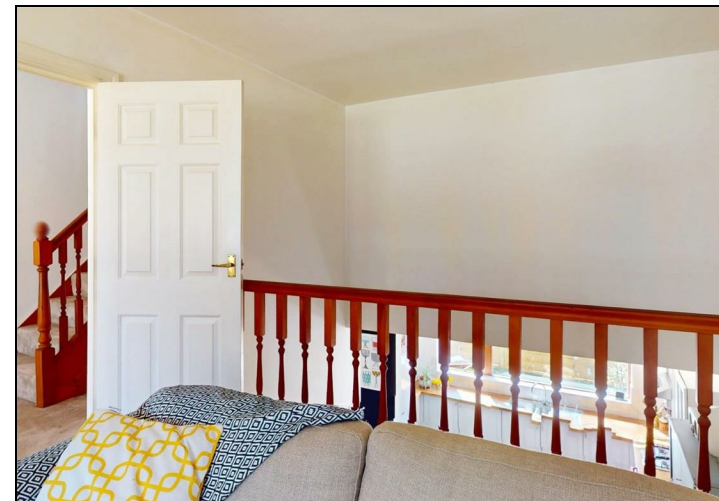
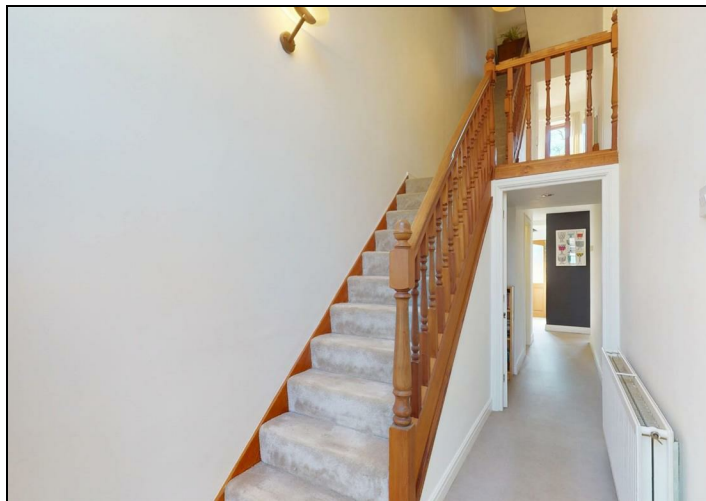
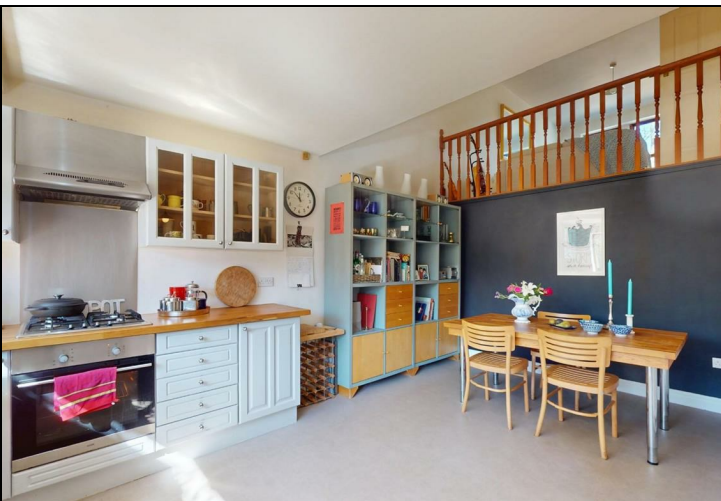
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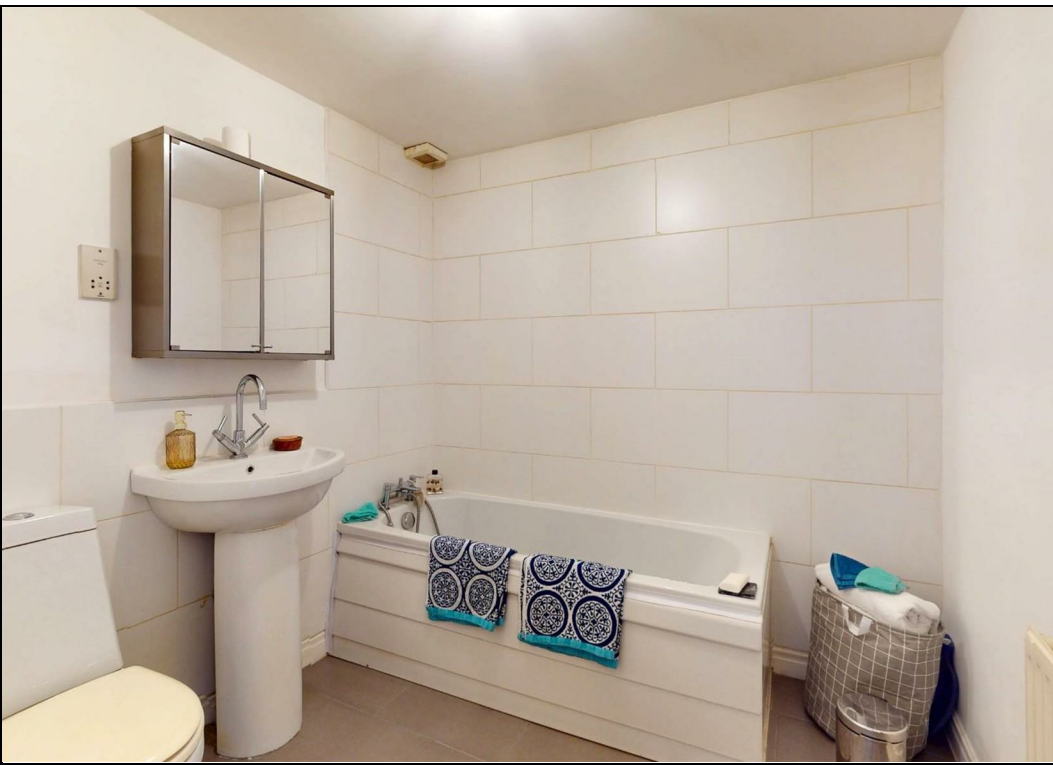
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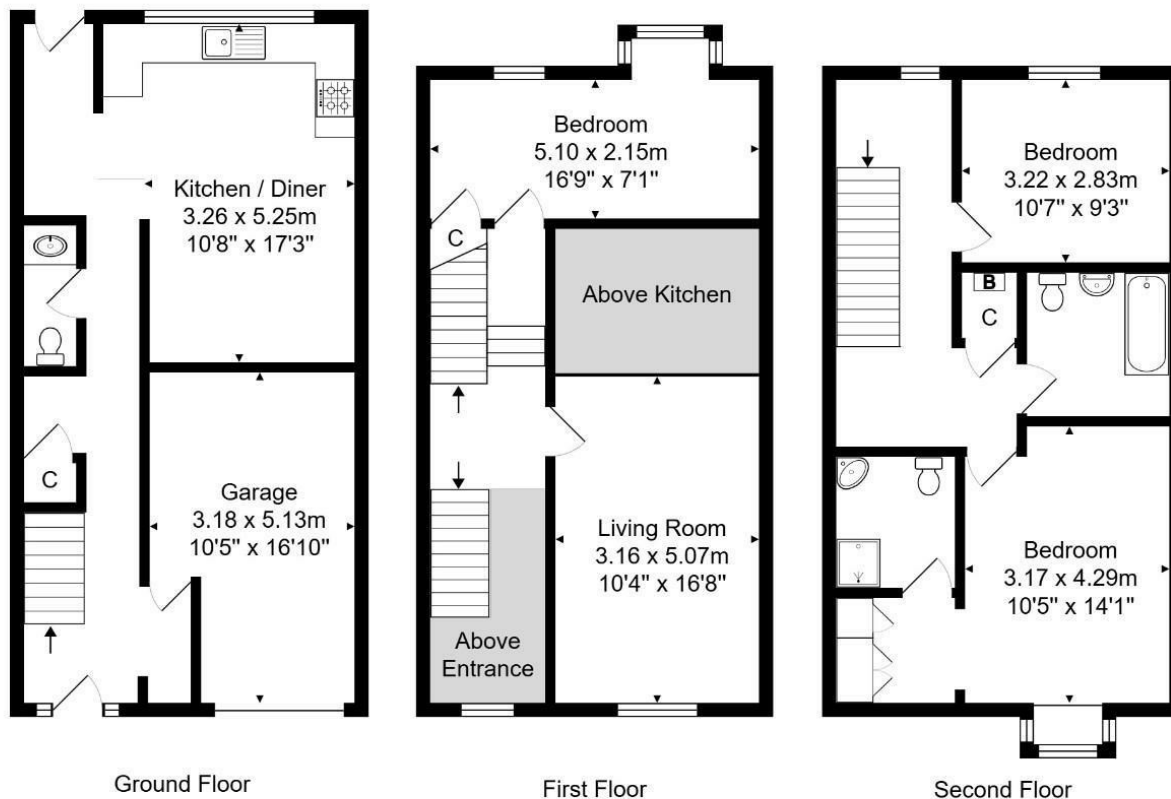
KEY FEATURES

- THREE BEDROOM MID TERRACE TOWNHOUSE
- LIVING ROOM WITH MEZZANINE
 - SET OVER THREE FLOORS
 - KITCHEN DINER
 - BATHROOM & EN SUITE
 - INTEGRAL GARAGE
 - COURTYARD GARDEN
- CENTRAL VILLAGE LOCATION
 - EPC RATING C









Total Area: 154.8 m² ... 1667 ft²

DIRECTIONS

From the A65 turn onto Bingley Road towards Menston. Follow the road as it bends towards the right and becomes Main street. After the Nisa convenience store on the left, continue along Main Street leading to Albany Row on the left and the property can be identified by our Hunters For Sale board.

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. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

AGENTS NOTES

Tenure: Freehold

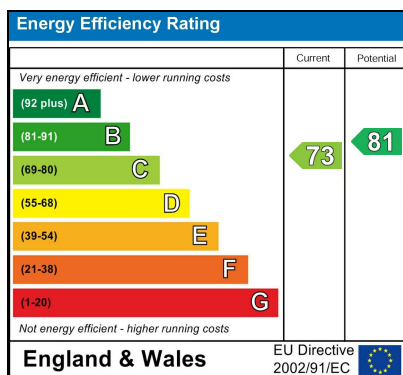
Council Tax Band D Bradford City Council

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.

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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