



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

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# Grange Avenue, Menston, Ilkley, LS29

## £425,000



A three bedroom detached property in a sought after residential area, enjoying a favourable cul de sac position. Briefly the accommodation comprises welcoming entrance/dining room, living room, kitchen dining room with a range of integral Neff appliances, two double bedrooms and a bathroom on the ground floor. The attic space has been converted to create a further double bedroom with a contemporary en suite shower room. Externally there is a recently resurfaced tarmac driveway and a low maintenance wrap-around garden with several seating areas to enjoy the sun at different times of day. Viewing is highly recommended to fully appreciate the accommodation being offered. No onward 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. 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  
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.





## KEY FEATURES

- DETACHED BUNGALOW
- THREE BEDROOMS
- TWO GROUND FLOOR BEDROOMS
- STYLISH BATHROOM AND LUXURY EN SUITE
- CUL DE SAC LOCATION
- OFF STREET PARKING
- LOW MAINTENANCE GARDEN
- NO ONWARDS CHAIN
- EPC RATING C













## Grange Avenue, LS29

Approximate Gross Internal Area  
(Excluding Void)

Ground Floor = 80.7 sq m / 868 sq ft

First Floor = 27.2 sq m / 293 sq ft

Total = 107.9 sq m / 1161 sq ft



First Floor



Ground Floor

Reduced headroom  
below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:295574)

### 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. Continue through the village along Main street. Grange Avenue is on the right hand side and the property can be found at the end of the cul de sac

### 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 180 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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