



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

 3  2  1  

# Bingley Road, Menston, LS29

## £320,000

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

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 breakfast kitchen. To the first floor; there are two bedrooms and a lovely bathroom; and on the top floor there is a further double bedroom with luxury en suite bathroom. An early viewing of this spectacular 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.

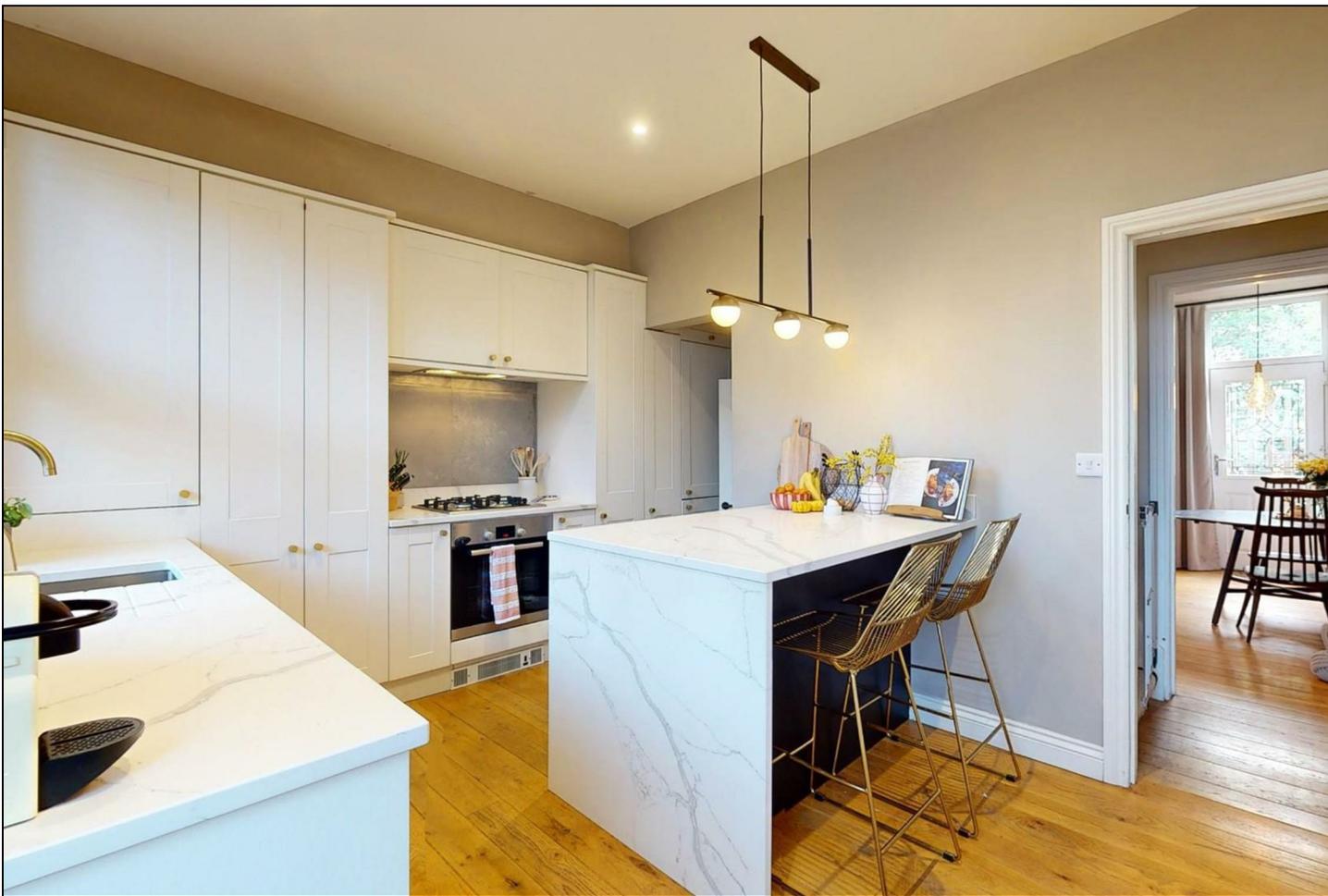
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



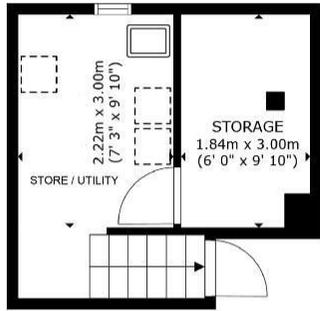
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## KEY FEATURES

- THREE BEDROOM STONE TERRACE PROPERTY
- THOUGHTFULLY MODERNISED THROUGHOUT
- CONTEMPORARY BREAKFAST KITCHEN
- SET OVER FOUR FLOORS (INCLUDING THE BASEMENT)
- HOUSE BATHROOM & SHOWER ROOM
- IN THE HEART OF MENSTON & CLOSE TO THE STATION
- SOUTH FACING GARDEN
- EPC RATING D



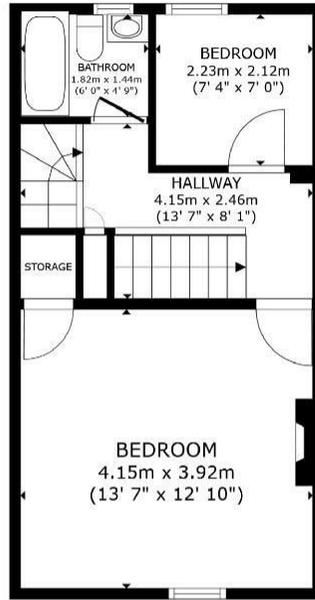




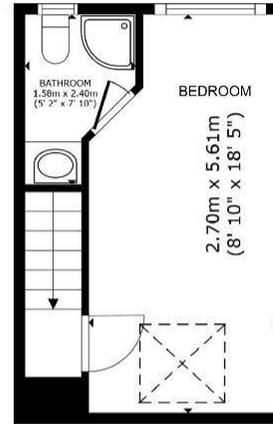
FLOOR 1



FLOOR 2



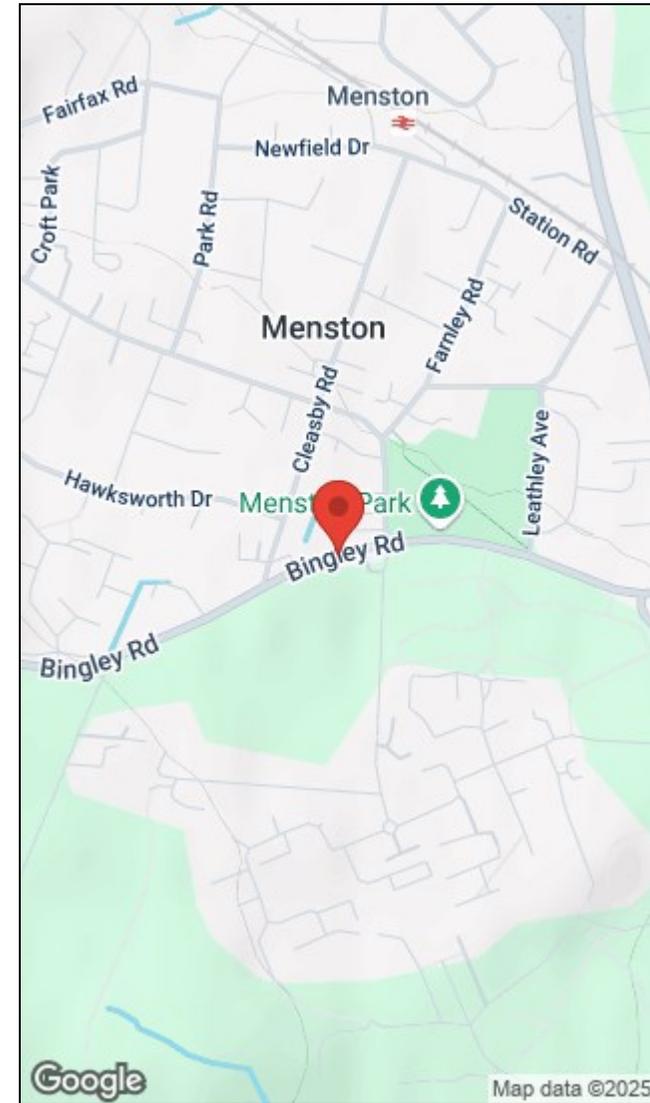
FLOOR 3



FLOOR 4

GROSS INTERNAL AREA  
 FLOOR 1 15.1 m<sup>2</sup> (163 sq.ft.) FLOOR 2 34.3 m<sup>2</sup> (370 sq.ft.) FLOOR 3 33.5 m<sup>2</sup> (361 sq.ft.)  
 FLOOR 4 20.2 m<sup>2</sup> (218 sq.ft.)  
 TOTAL : 103.2 m<sup>2</sup> (1,111 sq.ft.)

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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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