



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 D

Croft Park, Menston, LS29

£365,000



A three bedroom semi-detached property located in a popular location. With accommodation arranged over two floors briefly comprising an entrance hall, living room with bay window, dining room, sunroom and kitchen to the ground floor. To the first floor there is a bathroom and three bedrooms, two of which are doubles. The master bedroom has a bay window with far reaching views. Externally the property has well maintained lawned gardens to the front and rear. A driveway leads up to the single garage offering ample parking space.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, 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
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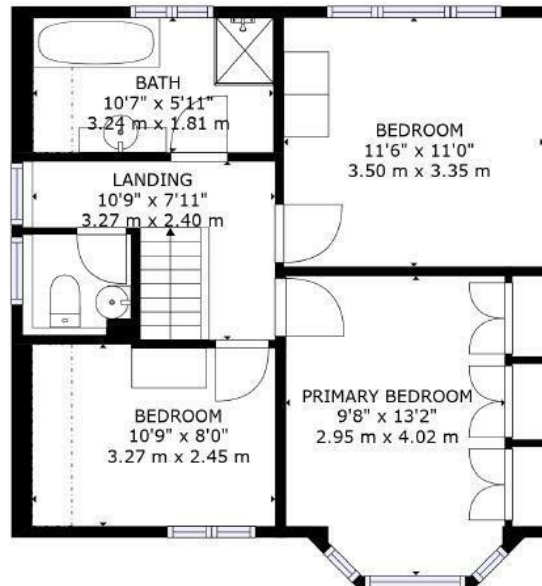
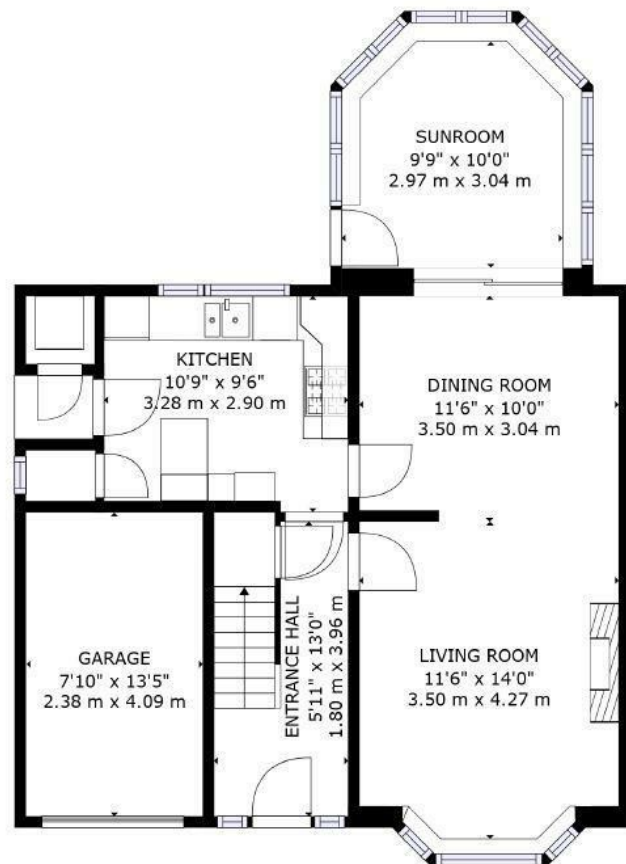


KEY FEATURES

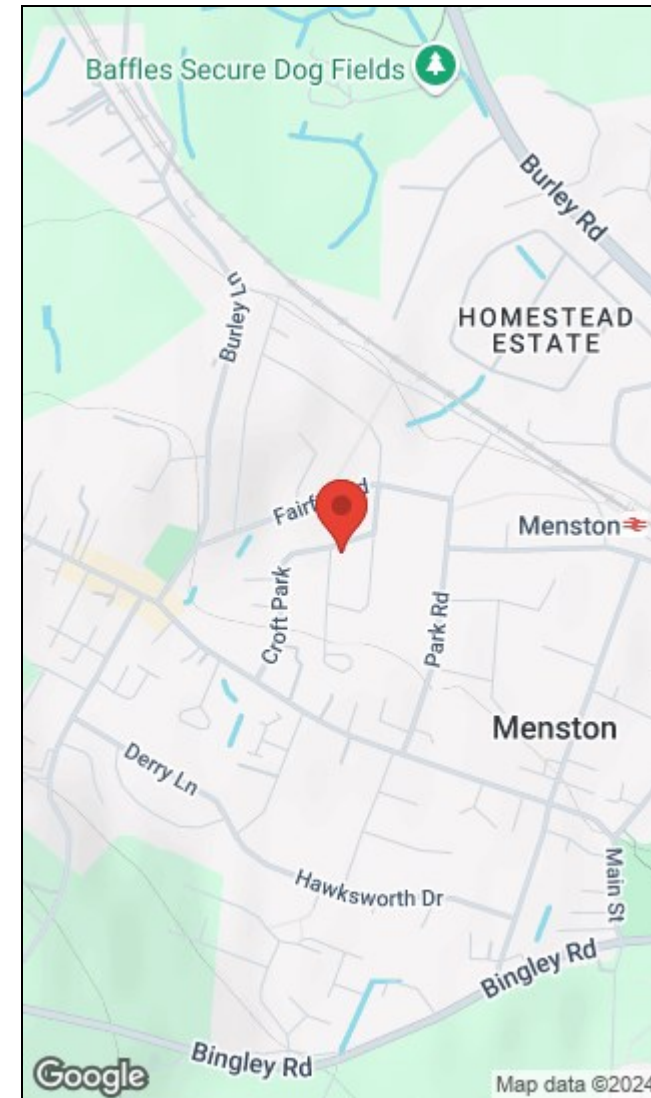
- THREE BEDROOM SEMI
- SOUGHT AFTER RESIDENTIAL AREA
- OPEN PLAN LIVING DINNING ROOM
- GARDENS TO FRONT AND REAR
 - DRIVEWAY
 - GARAGE
- EPC RATING D







GROSS INTERNAL AREA:
 FLOOR 1: 602 sq. ft, 56 m²; FLOOR 2: 502 sq. ft, 47 m²
 EXCLUDED AREAS: , GARAGE: 105 sq. ft, 10 m²
 REDUCED HEADROOM BELOW 1.5M: 24 sq. ft, 2 m²
 TOTAL: 1104 sq. ft, 103 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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