

HUNTERS®

HERE TO GET *you* THERE



Farnley Road

Menston, Ilkley, LS29 6JN

Offers Over £300,000

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Council Tax: C



12A Farnley Road

Menston, Ilkley, LS29 6JN

Offers Over £300,000



This fantastic three-bedroom property is perfectly situated for easy access to Menston Station, and with the added benefits of off-street parking and a detached garage, it's a must-see!

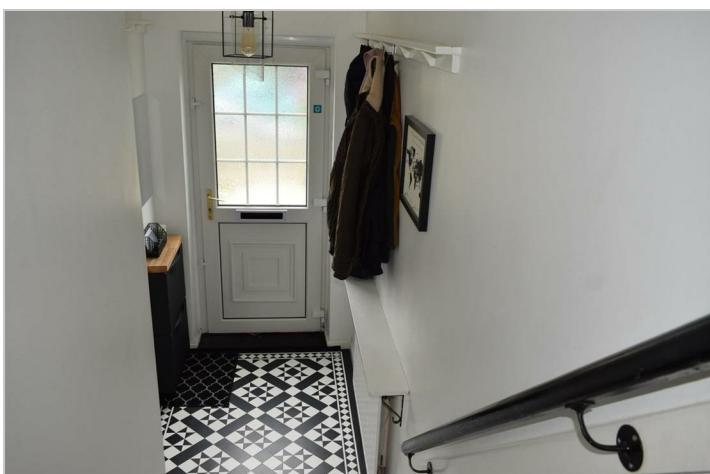
Set back from the road behind a charming front garden, a path leads to the front door, opening into a small entrance hall. To the right, you'll find a spacious lounge/dining room, beautifully light-filled, with a window and direct access to the rear garden — a wonderful space for relaxing or entertaining.

The kitchen sits just off the dining area, offering the potential to create a more open-plan kitchen-diner if desired.

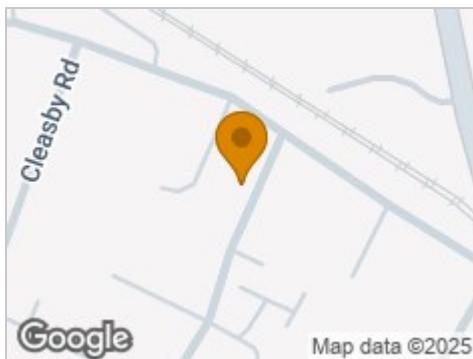
Upstairs, there are three bedrooms: two generous doubles and a well-proportioned single (not just a box room), along with a family bathroom fitted with a white suite, including a bath with a shower over.

The west-facing rear garden is a real highlight, offering plenty of space and enjoying afternoon and evening sun. Additional features include a single detached garage and a dedicated parking space — a valuable bonus in this sought-after location.

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.



Road Map



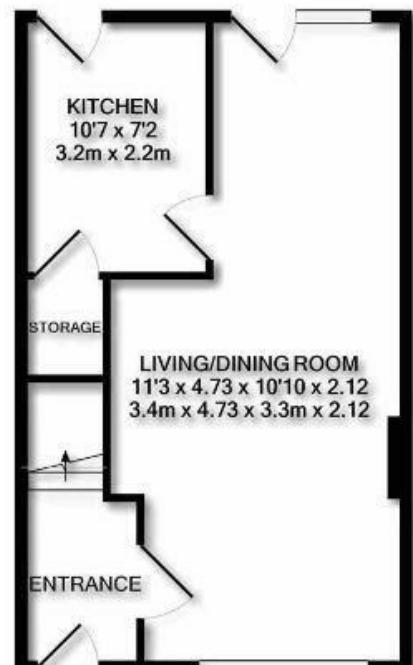
Hybrid Map



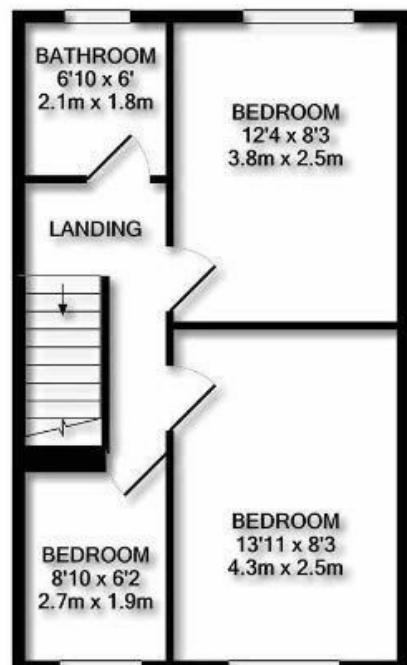
Terrain Map



Floor Plan



GROUND FLOOR



1ST FLOOR

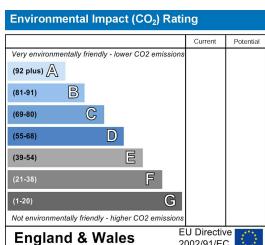
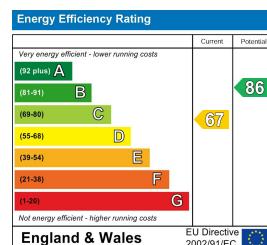
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact our Hunters Otley & Ilkley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.