

HUNTERS®

HERE TO GET *you* THERE



North View

Menston, Ilkley, LS29 6JU

£850 Per Calendar Month



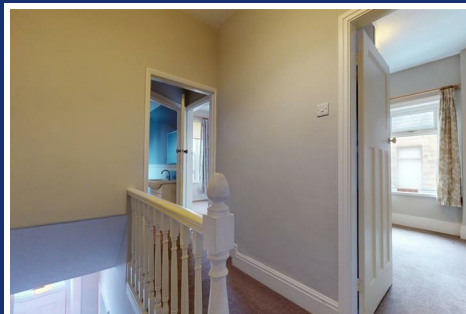
Council Tax: B



12 North View

Menston, Ilkley, LS29 6JU

£850 Per Calendar Month



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.

AGENTS NOTES

Council Tax Band D, Leeds City Council

Tenure, Parking and Services

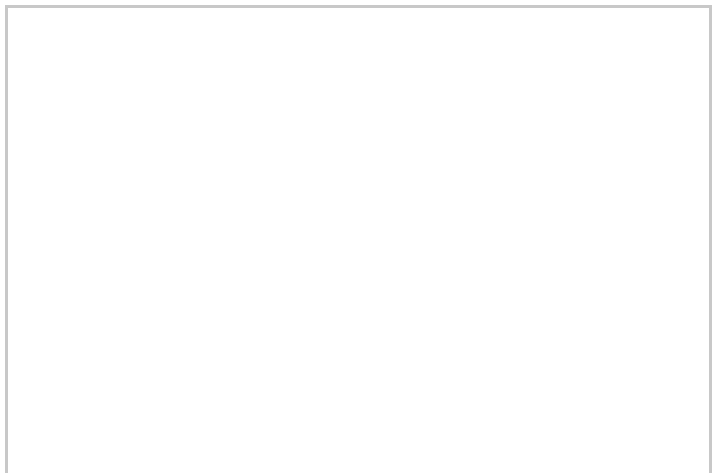
Tenure: Freehold

Parking: Off street parking

All mains services connected

Internet and Mobile Coverage

The Ofcom website shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. The Ofcom website that outdoor mobile coverage is available from all four of the UK's main providers. Results are predictions not a guarantee and may differ subject to circumstances, exact location and network outages.



A satellite map of Menston, UK. The map shows a residential area with streets and green spaces. A yellow location pin is placed in the center of the map, labeled 'Menston'. A road labeled 'Bingley Rd' runs diagonally across the map, and another road labeled 'A65' is visible on the right side. The map is credited to 'sky, Landsat / Copernicus, Maxar Technologies' at the bottom.

A map showing the area around Homestead Estate. A red pin marks the location of the property. The map includes labels for Homestead Estate, Bingley Rd, Buckle Ln, and A65. The Google logo and 'Map data ©2025' are visible at the bottom.

FLOOR 1

BASEMENT
16'10" x 11'19"
5.12 m x 3.58 m

FLOOR 2

KITCHEN
13'4" x 6'9"
4.07 m x 2.05 m

LIVING ROOM
13'4" x 12'7"
4.07 m x 3.85 m

ENTRY
4'4" x 15'5"
1.31 m x 4.69 m

FLOOR 3

PRIMARY BEDROOM
10'11" x 7'11"
3.33 m x 2.42 m

BEDROOM
10'6" x 11'11"
3.20 m x 3.63 m

BATHROOM
5'6" x 7'7"
1.76 m x 2.23 m

GROSS INTERNAL AREA
FLOOR 1: 205 sq. ft. 19 m², FLOOR 2: 337 sq. ft. 31 m²
FLOOR 3: 354 sq. ft. 33 m², TOTAL: 896 sq. ft. 83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

HUNTERS
HERE TO GET *you* THERE

Matterport

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2019/1163

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2019/1163

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.