



HUNTERS[®]

HERE TO GET *you* THERE

 3  1  3  D

Moorfield Avenue, Menston, Ilkley, LS29

Asking Price £380,000



Offered with no onwads chain this extended three bedroom semi-detached house set in a much sought after residential cul de sac in Menston village, offering versatile spacious accommodation making it an ideal family home. To the ground floor there is a welcoming entrance hall, a generously sized sitting room that leads on to the dining room and a study with patio doors leading out to the garden at the rear. Furthermore, at the heart of the ground floor there is a family room and lovely wrap around kitchen with additional dinning space.

On the first floor there are three bedrooms, and a house bathroom. Externally, there is a garage with integral access, off street parking, welcoming driveway and secure enclosed rear garden with patio area and decking.

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.

4-5 Crescent Court, Brook Street, Ilkley, West Yorkshire, LS29 8DE | 01943 660500
ilkley@hunters.com | www.hunters.com



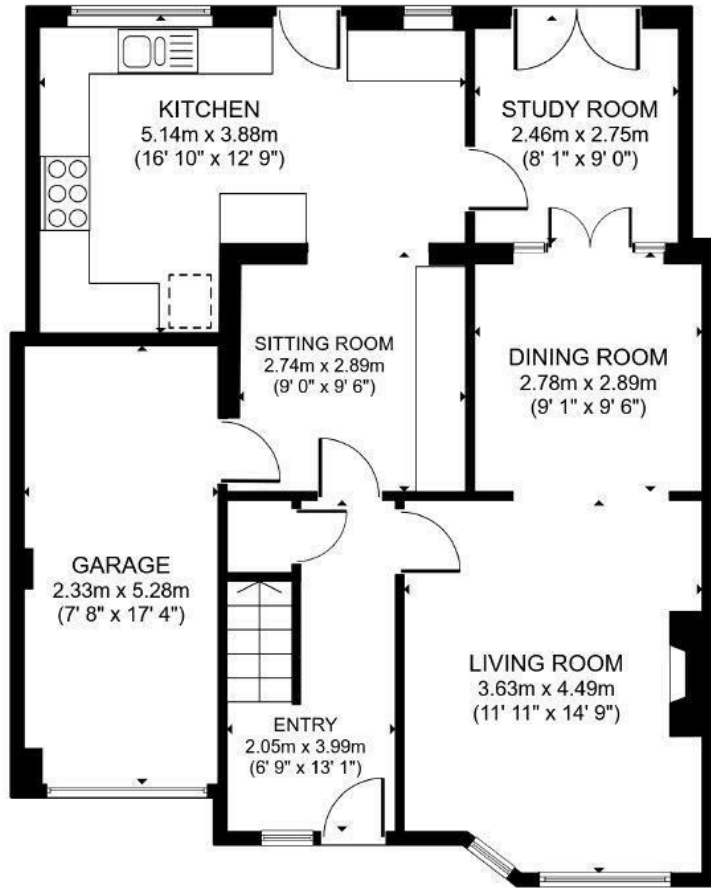
This Hunters business is independently owned and operated by Wharfedale Developments Ltd | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

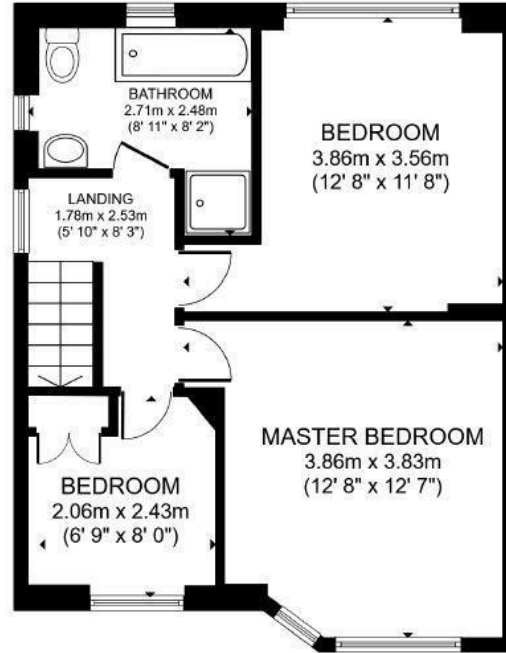
- NO ONWARDS CHAIN
- EXTENDED SEMI DETACHED
 - 3D WALKTHROUGH
 - THREE BEDROOMS
- THREE RECEPTION ROOMS
 - INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
 - DRIVEWAY
- CUL DE SAC LOCATION
 - EPC RATING D





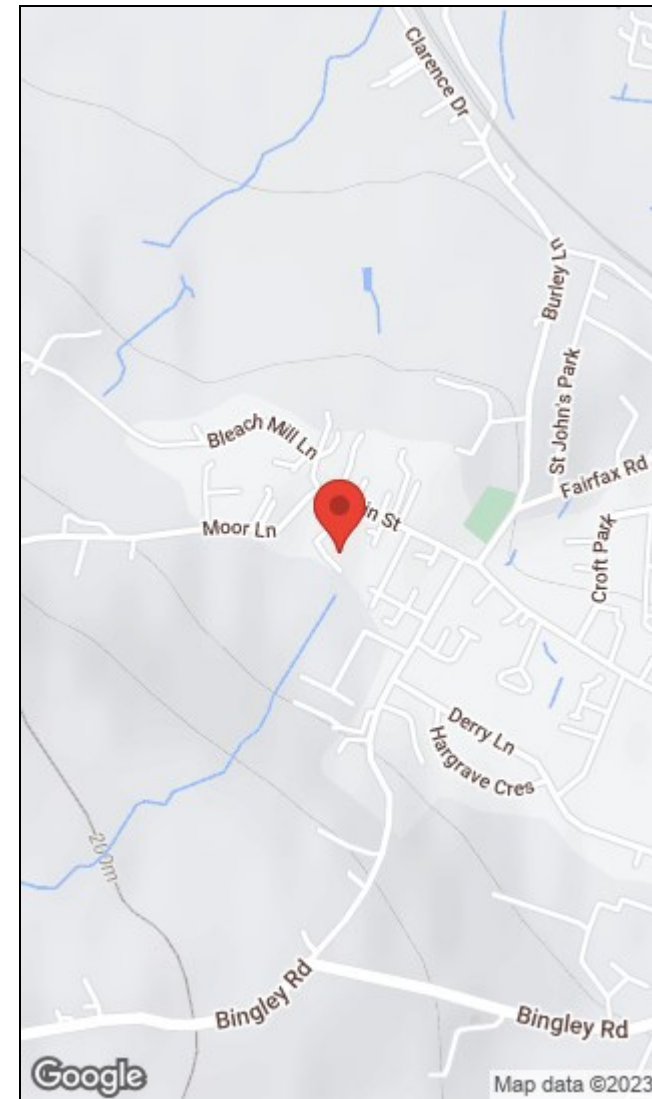


GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 66.3 m² (714 sq.ft.) FLOOR 1 41.3 m² (444 sq.ft.)
 EXCLUDED AREAS : GARAGE 12.4 m² (133 sq.ft.)
 TOTAL : 107.6 m² (1,159 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	82		
	66		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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