



HUNTERS[®]
HERE TO GET *you* THERE

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Farnley Road, Menston, Ilkley

£1350 Per Month



Will consider a 12 month let. 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.

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

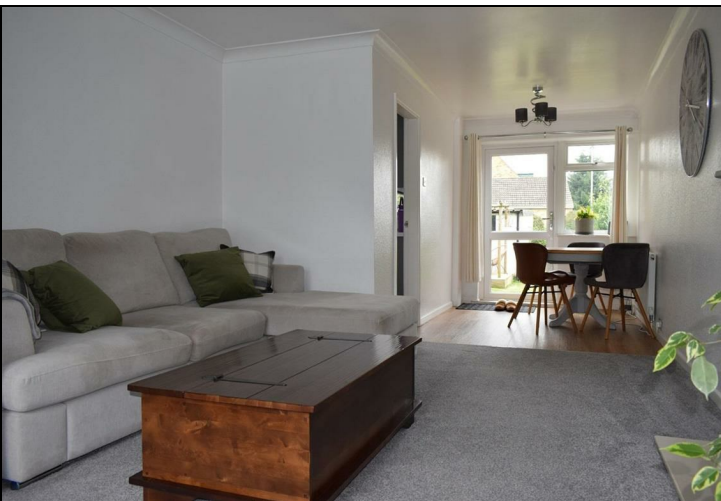


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KEY FEATURES

- THREE BEDROOMS
- OPEN PLAN LIVING/DINER
- WELL PRESENTED
- GARDENS TO FRONT AND REAR
- CLOSE TO MENSTON TRAIN STATION
- GARAGE AND DRIVEWAY TO REAR
- EPC RATING D
- AVAILABLE IMMEDIATELY
- 12 MONTH LET







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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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