



51 DERRY HILL, MENSTON LS29 6NG

Asking price £550,000

FEATURES

- Substantial Semi-Detached Family Home Within Sought After Village
- Master Bedroom With Juliet Balcony, Dressing Room, & Impressive En-Suite Bathroom
- Good Sized Front Sitting Room
- Luxurious Water-Based Underfloor Heating Throughout The Ground Floor & Master Bedroom
- Fully Enclosed Rear Garden Featuring Composite Decking & Fencing, And Self Contained Cabin With En-Suite Shower Room
- Stunning Open Plan Kitchen, Dining A Living Area Featuring Swing Sliding Doors To Patio & Integrated Appliances
- Five Generous Double Bedrooms (One On The Ground Floor)
- House Bathroom Plus Two En-Suites
- Secure Front Garden, Driveway and Large Garage Providing Ample Off-Road Parking
- Excellent EPC Rating C / Tenure Freehold / Council Tax Band B



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5 Bedroom House - Semi-Detached located in Menston

A superb five bedroomed semi-detached property ideal for a growing family and/or multi-generational living. Benefiting from spacious accommodation over three floors and a secure, easy to manage garden, not directly overlooked. The house has been lovingly extended and refurbished by its current owners to an extremely high standard.

The kitchen has a real wow factor, especially with its swing and slide doors opening the whole room to the patio area that overlooks the beautiful rear garden. The ground floor also boasts an en-suite ground floor double bedroom, large laundry room, front sitting room, and access to the large garage off the kitchen. On the first and second floors are the house bathroom and four further double bedrooms, one with a full ensuite bathroom. Externally, there is a driveway, large integrated garage, and gardens front and rear. Last but certainly not least, there is a self-contained detached cabin in the rear garden currently generating a passive income through Airbnb but with a wealth of other possibilities.

To arrange your viewing of this very special home, please contact Shankland Barracrough Estate Agents in Otley.

Menston is a popular and thriving village community in the heart of Wharfedale with a range of amenities including pubs, cafes, restaurants, shops, surgery, dentist, library, village hall, churches, and recreational parkland. It boasts great schools and nurseries. There is a regular rail service to Leeds, Bradford, and Ilkley. Leeds Bradford airport is just 15 mins away. Menston is within close proximity to Ilkley, Otley, and Guiseley. Ilkley Moor, the Yorkshire Dales National Park, and open countryside provide extensive opportunities for walking, cycling, and outdoor activities.

The accommodation with OAK INTERNAL DOORS, GAS FIRED CENTRAL HEATING INCLUDING LUXURIOUS UNDERFLOOR HEATING TO A MAJORITY OF THE ROOMS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Reception Hall

A double-glazed composite door with fitted blind leads into a light and welcoming space with tiled floor featuring water-based underfloor heating and understairs storage.

Lounge 14'6" x 10'11" (4.42m x 3.33m)

A quiet and spacious living room with double glazed window. Carpeted, with water-based under floor heating. Views out to front garden.

Open Plan Kitchen, Dining And Living Area 22'3" x 21'2" (6.78m x 6.45m)

Extended by the current owners to provide a wonderful modern space. The sleek kitchen area features an extensive range of handleless base and wall units, incorporating cupboards, drawers, and pull-out corner unit. Grey quartz worktops complement the cashmere units. Inset one and a half bowl stainless steel sink unit with boiling water tap. Integrated appliances comprising extraction unit, dishwasher, two full size ovens with grills and pyrolytic self-clean functions, and full-size fridge and freezer. The substantial island provides additional cupboards and drawers, and houses the induction hob, perfect for chatting to guests whilst cooking and entertaining. The storage pantry with deep shelving helps to maintain the streamlined look. Recessed ceiling lights and under cabinet LED lighting. The remainder of the room is substantial enough for a dining suite and comfortable living area. It features a vaulted ceiling, three Velux windows with integrated black out blinds, two feature pendant lights and a shelved display nook. The floor is tiled with water-based under floor heating. This room more than overlooks the rear garden, it becomes unified with it, with full width, swing and slide, double glazed, aluminium doors featuring integrated blinds allowing the entire room to open onto the patio area.

Utility Room 9'11" x 9'9" (3.02m x 2.97m)

Fitted with a range of white base and wall units incorporating cupboards and drawers. Grey laminated worktop with silver trim and large porcelain sink featuring shower tap. Space for two washing machines and two dryers. Drying rails and space to store ironing board and airers. Recessed ceiling lights. This room could be additionally used as a boot room/doggy shower room. The floor is tiled with water-based under floor heating. A double glazed composite stable door leads outside.

Bedroom 5. 17'11" max x 9'11" (5.46m max x 3.02m)

A generous double bedroom, ideal for multi-generational living. Currently used as an office but would also be perfect as a children's playroom or teen room. Carpeted and with water-based under floor heating. Large, double-glazed window looking out onto the rear garden. Double glazed French doors to access the patio.

En-Suite Shower Room

Stunning walk-in shower, wall hung basin with storage and back to wall toilet. The floor is tiled with water-based under floor heating but also benefits from a large chrome, electric heated towel rail. Recessed ceiling lights. Back lit heated mirror. Sleek aqua boards and feature wall with glass tiles.

First and Second Floors

Stairs and Landing

Carpeted stairs lead up to a generous landing. Central heating radiator.

Principle Bedroom 12'3" x 9'9" (3.73m x 2.97m)

A spacious double bedroom with French doors opening onto a locally made glass Juliet balcony. Two additional double-glazed windows make this a light and airy room. Zoned dressing area with fitted wardrobes with a full-length glass / mirrored door. Carpeted, with water-based under floor heating.

Dressing Room

Having fitted wardrobes to two side and a pocket door to the en-suite.

En-Suite Bathroom

Modern and spacious full ensuite bathroom with white fixtures featuring an egg-shaped free-standing bath and feature tap, walk in shower, back to wall toilet, wall hung basin with storage and additional, matching, wall hung, tall cupboard with glass shelves. Two double glazed windows. Recessed ceiling lights. Back lit heated mirror with Bluetooth connectivity and speaker. Sleek aqua boards and feature wall with glass tiles. The floor is tiled with water-based under floor heating but also benefits from a chrome, electric heated towel rail.

House Bathroom

Streamlined fitted bathroom with white fittings and walnut storage units comprising cupboards and drawers. Toilet, worktop mounted basin, and chrome tap. P-shaped bath with glass shower screen and over bath shower rose and separate wand. Gas boiler fed thermostatic shower. Heated chrome towel rail. Tiled walls. Amtico flooring. Recessed ceiling spotlights plus under cabinet lighting. Large, double-glazed window.

Bedroom 2. 11'9" x 10'11" (3.58m x 3.33m)

A spacious double bedroom with double-glazed window giving views over the front garden and across towards the moors. Modern fitted wardrobes with feature lighting, shelving, hanging rails and full-length mirror. Two sets of drawers and two bedside units to match the fitted wardrobes. Carpeted. Feature radiator.

Bedroom 3. 11'10" x 10' (3.61m x 3.05m)

A spacious double bedroom with double-glazed window giving views of the rear garden and across to the Chevin. Modern fitted wardrobes with integrated drawers, hanging rails and full-length mirror. Built in desk/dressing table with drawers, mirror, and recessed lighting. Carpeted. Double radiator.

Bedroom 4. 18'6" max x 12'7" (5.64m max x 3.84m)

The former boxroom, 9'2" by 8' 0" max (2.79m x 2.44m max), has been converted into a walk-in wardrobe/hobby room with under stair storage units comprising cupboards and drawers. Stairs lead up to another bright and airy double bedroom with vaulted ceiling, and Velux windows either side fitted with retractable black out blinds. Made to measure fitted furniture features a range of sliding doors to under eaves storage area and hanging rails and a full wall of under eaves drawer units in white. Additional storage cupboard at the top of the stairs. Carpeted. Radiators in both hobby room and bedroom area.

Outside

The property occupies a generous plot with a tarmac driveway to the garage and enclosed gardens front and rear.



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Rear Garden

The rear garden has been designed to be easy to maintain and features composite decking and fencing, raised beds stocked with mature plants, and a brick edged lawn. The string lighting is perfect for evening entertaining in the summer months. There is a paved barbecue area and wide stone steps leading to a sizeable, raised patio enclosed with locally manufactured glass terracing. At the bottom of the garden, the lockable composite back gate leads out onto common land featuring vehicular access, a community orchard and decked area currently used to grow vegetables. An additional gate leads to a composite access path at the side of the house to the driveway at the front.

Cabin

The jewel in the crown of this property is the self-contained cabin, which is hosted on Airbnb by the current owners, generating a steady, passive income. The open plan room features a fitted, double, murphy-style, wall bed, hanging space and shelving for clothing, kitchenette with microwave, stainless steel sink and chrome mixer tap, display shelving, plate rack, cutlery drawer, and fridge. A mobile island unit houses a mini oven with hob and provides storage for food and cooking utensils. A wall mounted drop-down table and two chairs provides a dining area or workspace. A stunning shower room is accessed via a sliding barn door and features walk-in shower, vanity basin with waterfall chrome tap, storage, and back to wall toilet. Electric heated towel rail. Back lit heated mirror. Sleek aqua boards and feature wall with glass tiles. The cabin has an independent twin tank electric boiler, infrared space heater, and laminated golden oak floors throughout. There are two opening, double-glazed windows in addition to two floor-length, double-glazed windows and double-glazed French doors opening out onto the composite decking and views to the trees and fields beyond.

Front Garden

Farm gate with additional pedestrian gate, privet hedging, and wooden fence. Tarmac driveway. Brick edged gravel with sleeper edged flower bed featuring a range of mature plants and a beautiful acer tree. Brick edged steps leading up to front door. Access down the side of the house to the enclosed rear garden.

Garage/Workshop 17'7 x 10'0 (5.36m x 3.05m)

Large, high ceiling garage, used by the current owner as a workshop. Houses the boiler and gas/electric meters. Light and power.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway, large garage, and additional vehicular access to the rear of the property as well as on street parking.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers at various levels. For further information please refer to: <https://checker.ofcom.org.uk>



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Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Derry Hill, Menston, LS29

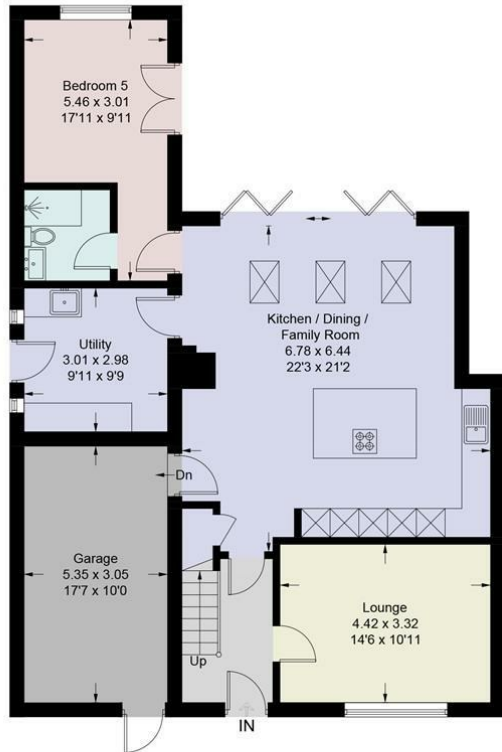
Main House = 166.1 sq m / 1788 sq ft

Limited Use Area = 14.0 sq m / 151 sq ft

Garage = 16.3 sq m / 175 sq ft

Cabin = 15.0 sq m / 161 sq ft

Approximate Gross Internal Area = 211.4 sq m / 2275 sq ft



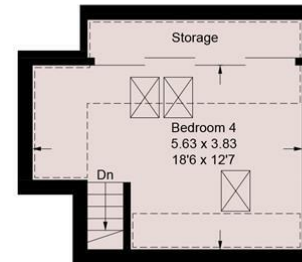
Ground Floor



First Floor



Cabin
(Not Shown In Actual Location / Orientation)



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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E: info@shanklandbarraclough.co.uk

W: www.shanklandbarraclough.co.uk

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