





3 GARTH GROVE
MENSTON
LS29 6LJ

Asking price £515,000

FEATURES

- Smartly Presented Semi-Detached Family Home
- Superb Living Dining Kitchen With Adjoining Garden Room
- Elegant Sitting Room With Attractive Bay Window
- Entrance Area & Useful Utility/Cloakroom
- Three Good Sized Double Bedrooms With The Main Having Fitted Wardrobes
- Further Single Bedroom Or Office With House Bathroom Having A White Suite
- Enclosed Astro Turfed Rear Garden With Flagged Patio
- Tenure Freehold / Council Tax Band C / EPC Rating C
- Driveway With Electric Charger On An Enviable Cul De Sac
- In The Heart Of The Village Close To Local Amenities, Transport Links & Schools

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Beautifully Presented 4 Bedroom Semi-Detached Family Home

Situated on a popular residential cul-de-sac in the heart of Menston, this beautifully presented semi-detached family home offers a perfect blend of comfort and style. With four well-proportioned bedrooms, including three spacious double rooms and a further single bedroom that could easily serve as an office, this property is ideal for families or those seeking extra space for work or leisure.

The heart of the home is undoubtedly the superb living dining kitchen, which boasts an adjoining garden room, creating a seamless flow between indoor and outdoor living. This inviting space is perfect for entertaining guests or enjoying family meals. The elegant sitting room, featuring an attractive bay window, provides a cosy retreat for relaxation.

The property also benefits from a well-appointed house bathroom, complete with a modern white suite, ensuring convenience for all residents. Outside, the enclosed rear garden is a true highlight, featuring low-maintenance Astro turf and a flagged patio area, perfect for summer gatherings or quiet evenings under the stars.

Parking is a breeze with space for two vehicles as well as having an electric charging point, adding to the practicality of this lovely home. Located in a desirable neighbourhood, this property is not only a wonderful place to live but also offers easy access to local amenities, schools and transport links. This semi-detached house in Menston is a fantastic opportunity for those looking to settle in a welcoming community.

To arrange a viewing of this fabulous home contact Shankland Barraclough Estate Agents in Otley.

Menston
Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

The Accommodation...
The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Area
With attractive Herringbone flooring, composite entrance door and stairs up to the first floor.

Sitting Room 13'9" x 12'3" (4.19m x 3.73m)
An elegant light and airy room with bay window to the front elevation having fitted plantation shutters. Attractive Herringbone floor, ceiling cornice and radiator.

Living Dining Kitchen 19'3" x 17'10" (5.87m x 5.44m)
A simply stunning room, the 'heart' of this family home perfect for entertaining guests and modern family living. The kitchen has a range of stylish base and wall units incorporating cupboards, drawers and granite work surfaces with upstands. Inset one and a half bowl stainless steel sink unit with mixer tap, range of integrated appliances including a fridge/freezer, dishwasher, wine cooler and electric oven with a four ring induction hob having an extractor over. Recessed spotlights, understairs storage cupboard, upright radiator, attractive Herringbone flooring, window to the rear and French doors out to the rear garden. Opening into:

Garden Room 10'6" x 8'8" (3.20m x 2.64m)
A terrific addition creating an additional reception room with tiled floor having underfloor heating. Recessed spotlights, full height feature glazed window and bi-folding doors out to the rear garden,

Utility & Cloakroom 7'5" x 6'9" (2.26m x 2.06m)
A useful space with plumbing for an automatic washing machine and space for a dryer. Stainless steel sink unit with mixer tap, wall cupboards, low suite w.c and Herringbone flooring.

First Floor

Landing

Bedroom 1. 15'3" x 10'4" (4.65m x 3.15m)
A good sized double bedroom having an extensive range of fitted wardrobes, radiator and window to the front elevation.

Bedroom 2. 12'0" x 8'10" (3.66m x 2.69m)
Another double bedroom with radiator and bay window to the front elevation.

Bedroom 3. 8'8" x 8'3" (2.64m x 2.51m)
With radiator and window to the rear elevation.

Bedroom 4. 6'6" x 6'6" (1.98m x 1.98m)
Currently used as an office with fitted desk and bookshelf with radiator and window to the side elevation.

Bathroom
A modern house bathroom with a white three piece suite comprising a panelled bath, low suite w.c and wash basin with cupboard under. Heated towel rail, part tiled walls and floor and window to the rear elevation.

Outside
To the rear of the property there is an enclosed garden with astro turfed area having gravelled and flower borders with further flagged patio ideal for outdoor entertaining. A garden shed provides useful storage whilst to the front there is a further astro turfed area and gravelled parking for two cars with electric charging point.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers. For further information please refer to: https://checker.ofcom.org.uk

Flood Risk Summary
Surface Water - 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 Bradford
City of Bradford Metropolitan District Council Tax Band C. 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











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ







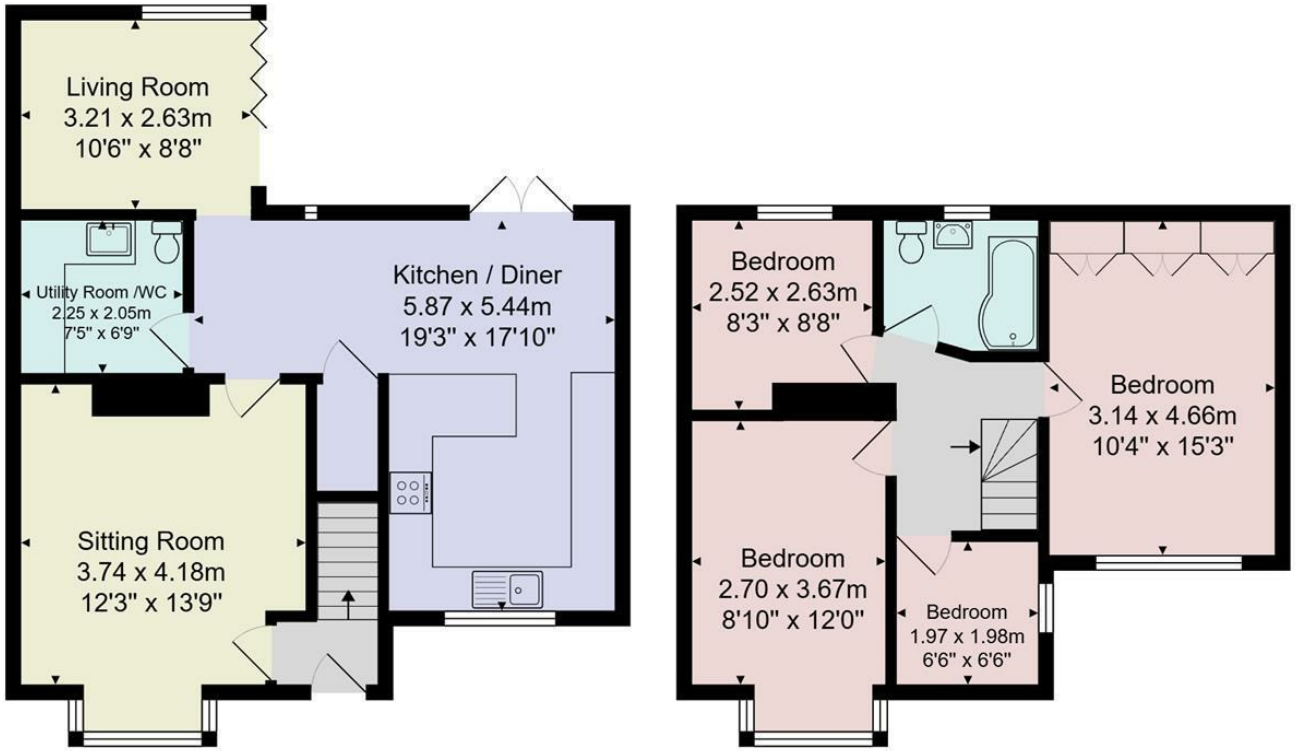


Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective 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.

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.

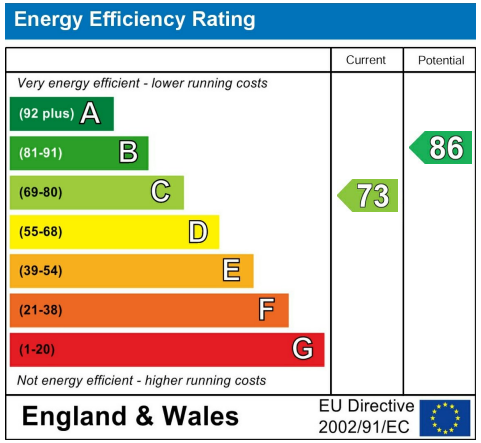
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



Ground Floor First Floor

Total Area: 107.9 m² ... 1161 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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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.



Call us on 01943 889010
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