



Kisdon, 20 Halstead Drive, Menston

A fantastic opportunity to acquire a substantial and significantly extended and improved five bedroom, detached house on this much sought after private road in Menston.

Estate Office, Station Road, Burley In Wharfedale,
Ilkley, LS29 7ND

Tel: 01943 862131 Email: burley@dacres.co.uk

dacres.co.uk   



Kisdon, 20 Halstead Drive, Menston, Ilkley, West Yorkshire, LS29 6NT

Ilkley 6 miles, Leeds 12 miles, Harrogate 14 miles (all distances approximate)

Guide Price: £995,000

- Welcoming living dining kitchen ideal for modern day living
- Living room with feature fireplace, separate lounge & useful office
- Five bedrooms, two en-suite, plus house bathroom
- Spacious terrace, ideal for al fresco dining, and lawn for family games
- Integral double garage & driveway, further garage to rear



General remarks

This beautifully presented home sits well within a good sized plot on this prestigious private address, conveniently situated within walking distance of Menston railway station. The house offers generous and versatile accommodation that could be used to suit an individual's personal requirements, having been substantially and tastefully extended to create a superb family home.

The heart of the home is the superb living dining kitchen. The extensive kitchen has a full range of Shaker style wall, base and drawer units with wooden worktops. There are a variety of quality integrated appliances including a substantial six ring range style cooker, dishwasher and fridge and freezer.

The dining area is particularly light, having the benefit of a deep bay window with a very pleasant window seat. Double doors open out onto the rear terrace. There is also a large utility room, accessed from the kitchen and side entrance, and a guest WC.

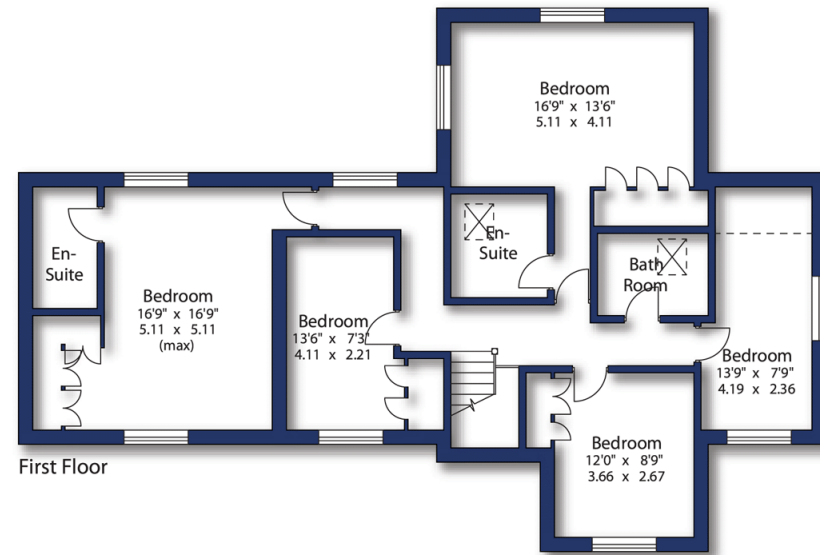
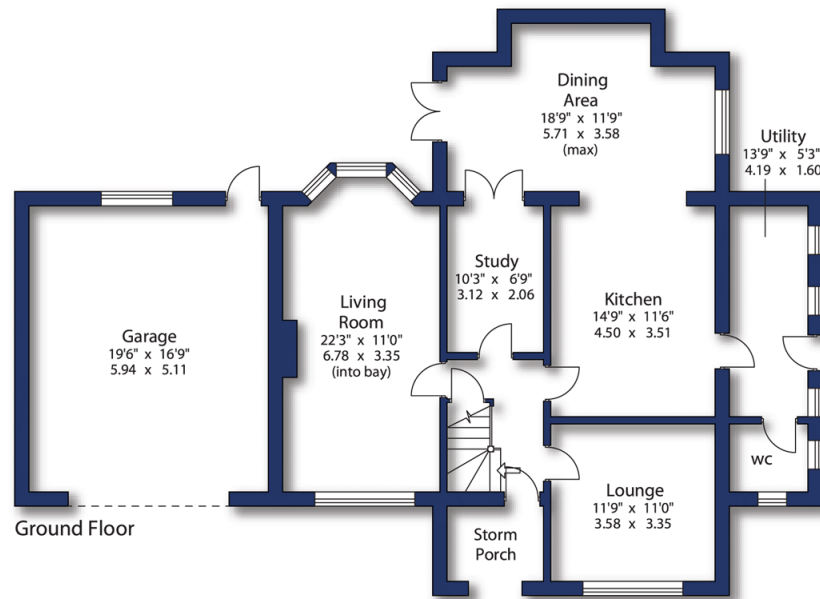
The spacious living room has a window to front as well as a bay window to rear overlooking the garden, affording a good deal of natural light. A brick fireplace has a wooden mantel and an inset wood burning stove.

The lounge has a large window to front and is a versatile extra reception room. The home office can be accessed from both the dining area and the entrance hall. Both the lounge and office have attractive wood effect flooring, carried on from the entrance hall.

On the first floor, the long landing gives access to all the bedrooms. The master bedroom is most generously proportioned, with fitted wardrobes, windows to two elevations and a contemporary en-suite shower room off. The second bedroom also enjoys windows to two elevations, fitted wardrobes and a spacious en-suite. There are three further double bedrooms, two with fitted wardrobes, having use of the house bathroom.

Outside, the property is accessed via a wide driveway that provides parking and gives access to the large integral double garage. The rear garden has a pleasant paved terrace immediately to the back of the property providing plenty of space for outside entertaining. Steps lead up to the lawn and a further terrace set below a pergola. At the rear of the garden there is a separate detached garage with driveway.

Floorplans

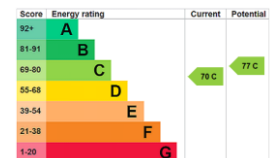


© Dacre, Son & Hartley

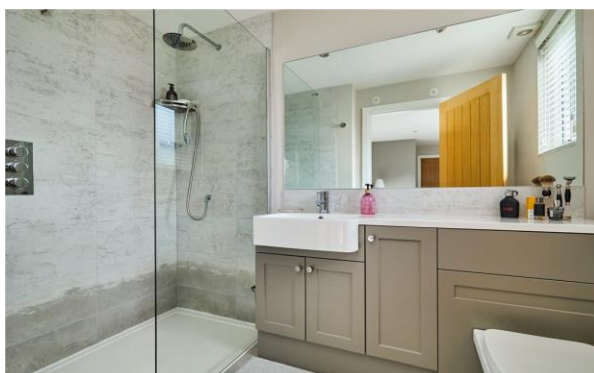
Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







Contact us



01943 862131



burley@dacres.co.uk

Halstead Drive is a highly regarded private road offering an appealing and mature living environment within Menston village, itself one of Wharfedale's most sought after communities. The village retains a broad range of everyday amenities including local shops, primary schools, sporting amenities, churches of a number of denominations, and a choice of pubs/restaurants. Set just a short drive from the local towns of Ilkley and Otley the village is readily accessible to lovely open countryside, but is well placed for the West Yorkshire business traveller too with main road links connecting with the regions business centres, and from the village's own railway station there are frequent services throughout the day into Leeds and Bradford, and back into the former Victorian spa town of Ilkley.

Directions

From our office in Burley in Wharfedale proceed down Station Road and at the roundabout turn right onto Main Street. Follow the road out of the village and at the roundabout turn right on to Bradford Road. Halstead Drive will be on your right after passing Baffles Dog Field. The property is on the right hand side part way up Halstead Drive, just where the road forks. What3Words buffoon.motivates.flute

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band F
- The property is on a private road

Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Integral double garage, further detached garage and driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs/publications/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.