



**Brooklands Way, Menston Ilkley LS29 6PP**

**welcome to**

**Brooklands Way, Menston Ilkley**

Stylishly renovated three double bedroom home in a sought-after location, offering modern, high-spec living throughout. Features include a sleek kitchen with breakfast bar, spacious lounge with log burner, versatile living space, ample parking, and a low-maintenance garden perfect for entertaining.



## Menston

Menston Village is a highly sought-after area nestled between Guiseley and Burley in Wharfedale, approximately 11 miles from Leeds City Centre and about 5 miles from Ilkley. The village offers a selection of shops and pubs, with a broader range of amenities available in nearby Guiseley, just a short bus ride or drive away. Menston Train Station provides convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The village is also within the catchment area for several well-regarded primary and secondary schools, making it perfect for families. Surrounded by picturesque countryside, Menston offers pleasant walks and ample green space.

### Entrance Hall

A spacious and versatile hallway that doubles as both a dining area and a home office. The generous proportions allow for comfortable multi-purpose use, creating a practical yet stylish space ideal for everyday living, working, and entertaining.

### Kitchen/Diner

A modern kitchen finished to a high spec and featuring sleek gloss cabinet doors and granite worktops that reflect light and enhance the sense of space. Fully integrated appliances are seamlessly built in, maintaining a clean and streamlined finish. A stylish breakfast bar provides both a practical workspace and casual dining area, complemented by contemporary seating. Premium finishes, minimal detailing, and carefully considered lighting create a sophisticated and polished look throughout.

### Lounge

A spacious, contemporary lounge featuring a cosy log burner set beneath a rustic wood lintel, adding character and warmth. Double glass doors open into the kitchen/diner and a separate door into the hallway, allowing natural light to flow through while creating an open, airy feel.

### Bedroom One

A spacious double bedroom with ample room for

free standing furniture.

### Bedroom Two

A double bedroom with space for free standing furniture.

### Bedroom Three

A double bedroom with space for free standing furniture.

### Bathroom

A fully tiled, modern bathroom finished to a high specification, featuring a sleek and contemporary design. The space includes a stylish shower cubicle, a WC, and a hand basin with integrated storage below, combining practicality with a clean, streamlined look.

### Outside

The front of the property provides generous off-street parking, comfortably accommodating multiple vehicles, making it both practical for everyday use and ideal for households with more than one car or visiting guests.

To the rear, the garden has been thoughtfully designed for low maintenance and usability. A neatly laid artificial lawn offers a touch of greenery without the upkeep, while a spacious paved patio area provides ample room for outdoor furniture, entertaining, or dining. The combination of surfaces creates a versatile outdoor space that can be enjoyed throughout the year.



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## Brooklands Way, Menston Ilkley

- FULLY RENOVATED DETACHED BUNGALOW
- HIGH SPECIFICATION THROUGHOUT
- STYLISH KITCHEN/DINER
- CONTEMPORARY BATHROOM
- THREE DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £425,000



Please note the marker reflects the postcode not the actual property

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