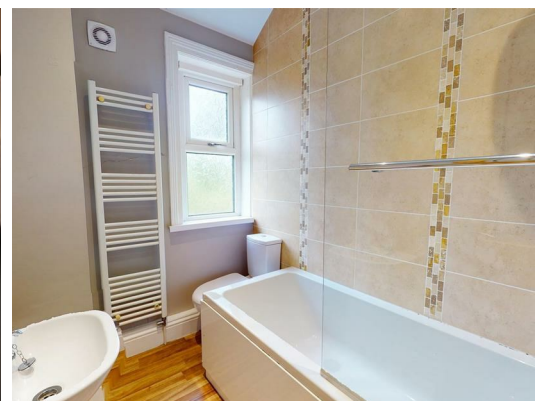
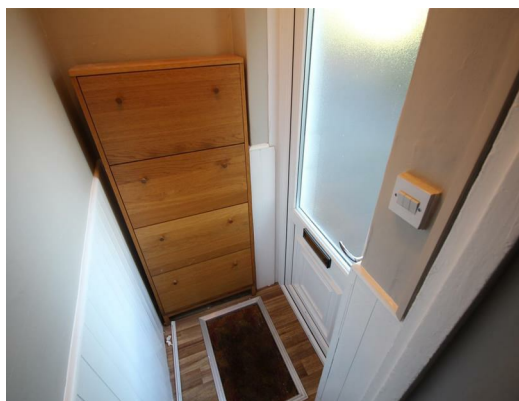




**42a Cleasby Road, Menston, Ilkley, West Yorkshire, LS29 6JA**  
**£180,000**

A splendid and spacious THREE BEDROOM flat situated on the first and second floor of this characterful building with its own ground floor entrance. Benefits include gas central heating and double glazing. The property is available with NO ONWARD CHAIN.



COUNCIL TAX BAND - C

EPC RATING - C

The village of Menston enjoys a very convenient location on the edge of the Wharfe Valley, just a short drive from the local towns of Ilkley and Otley and ideally positioned for the West Yorkshire business traveller - indeed from Menston's own railway station there are frequent services throughout the day in to the local cities of Leeds and Bradford. The village retains a good provision of local amenities including everyday shops, a choice of pubs, primary school and churches of a number of denominations. Many of these amenities, as well as a popular park, are within easy walking distance of Cleasby Road. We are lead to believe that the ground floor unit will be an Osteopathic Clinic.

## GROUND FLOOR

### ENTRANCE

Stairs to the first floor.

### FIRST FLOOR

### LANDING

### LOUNGE

Pleasant bay with a large double glazed window allowing the room to flood with natural light and a central heating radiator.

### DINING ROOM/BEDROOM THREE

A room which could be used for a variety of purposes such as a third bedroom, sitting room or home office. Double glazed window and central heating radiator.

### KITCHEN

Modern fitted kitchen with a range of high gloss base and wall units having complementary worktops and stainless steel sink unit. Integrated electric oven, gas hob and plumbing for a washing machine. Double glazed window to the side elevation.

### BATHROOM

Three piece bathroom suite in white comprising of a bath with thermostatic shower and screen over, pedestal wash basin and low flush W.c. Part tiled walls,

heated towel rail, vinyl flooring and double glazed window.

## SECOND FLOOR

### LANDING

### BEDROOM ONE

Double glazed window and central heating radiator.

### BEDROOM TWO

Double glazed window and central heating radiator.

### EXTERNAL

There is an allocated parking spot to the rear of the building.

