



HUNTERS[®]
HERE TO GET *you* THERE

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High Witton, Chevin Avenue, Menston, LS29

£925,000



High Witton is a stunning five bedroom Victorian family home set in a wonderfully peaceful location and approached via a private road. Despite its quiet setting, the property is ideally placed for access to Menston village, train station and local amenities. The property immediately makes an impression with an abundance of original architectural features and natural materials throughout and set over four floors, this home offers an incredible amount of versatile space for a growing family. The entrance floor has a spacious hallway, two beautifully proportioned living spaces each centred around a wood-burning stove for the colder months and the former kitchen overlooking the back garden. The charm and the spaciousness continues upstairs, five impressive bedrooms are arranged over two floors, the main floor features three of the bedrooms, the family bathroom and a useful storage cupboard. The top floor, once the servants quarters, offers an additional two exceptionally spacious bedrooms, one of which has an en-suite bathroom, and useful storage cupboard. The lower ground floor has been thoughtfully transformed to create additional living space, fully insulated and benefiting from underfloor heating. At the heart of the lower ground floor is a stunning kitchen, complemented by a separate characterful dining room, the original pantry and a utility room. A small conservatory creates a lovely transition from the house to the garden, with a useful shower and WC adding further flexibility to this level. Outside, the garden has been thoughtfully landscaped to face west taking full advantage of the views, this beautifully established garden provides a variety of areas in which you can sit and enjoy the peace and quiet and if you feel like entertaining there is a fabulous out door pizza oven! On a practical level there is a wood store, two garden sheds, a green house, and a garage with electric car charging station. Overall, an incredible family home.

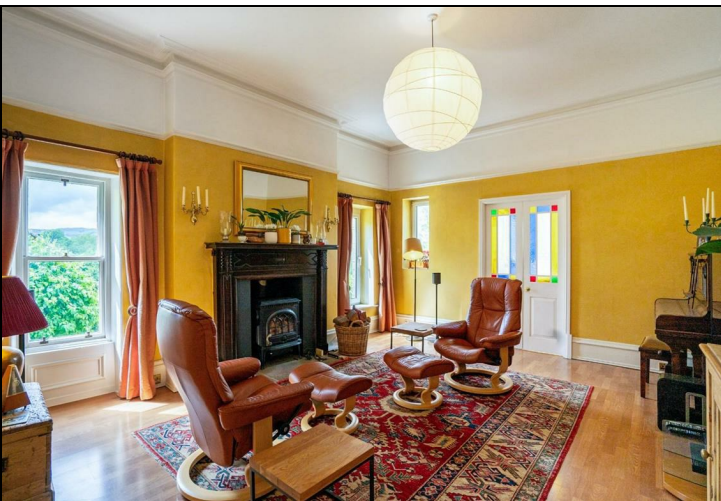
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



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KEY FEATURES

- FIVE DOUBLE BEDROOM SEMI-DETACHED
 - EXCEPTIONAL LIVING SPACE
 - PERIOD FEATURES THROUGHOUT
 - COUNTRYSIDE VIEWS
 - DRIVEWAY AND GARAGE
 - LANDSCAPED GARDEN
- CLOSE TO MENSTON TRAIN STATION
 - PEACEFUL LOCATION
 - SET OVER FOUR FLOORS











MENSTON

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. There are village amenities available locally and further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.

DIRECTIONS

From our Hunters Otley office join Burras Lane, at the end of the road turn left onto West Chevin Road at the mini roundabout take your first left onto Bradford Road and continue all the way to through towards Menston, shortly after the roundabout near The Fox Pub look out for stone pillars on your left (opposite the cricket field) drive down the private road and at the end of the road the property can be found on the left hand side and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band F Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

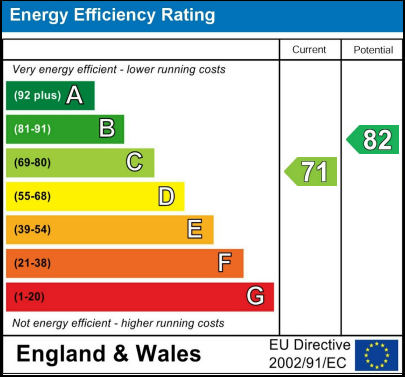
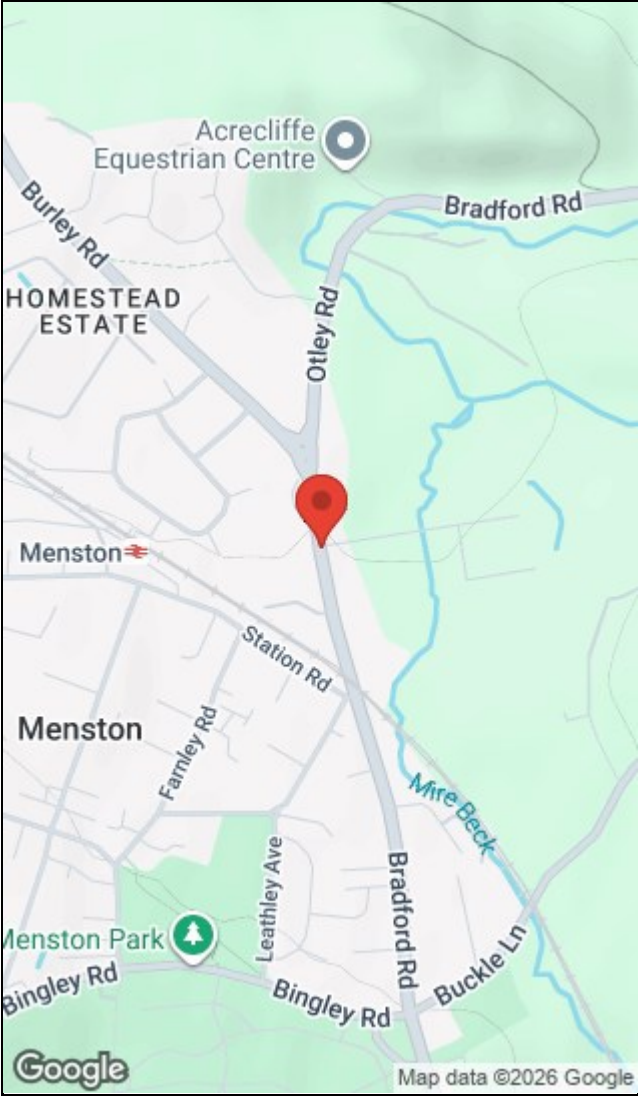
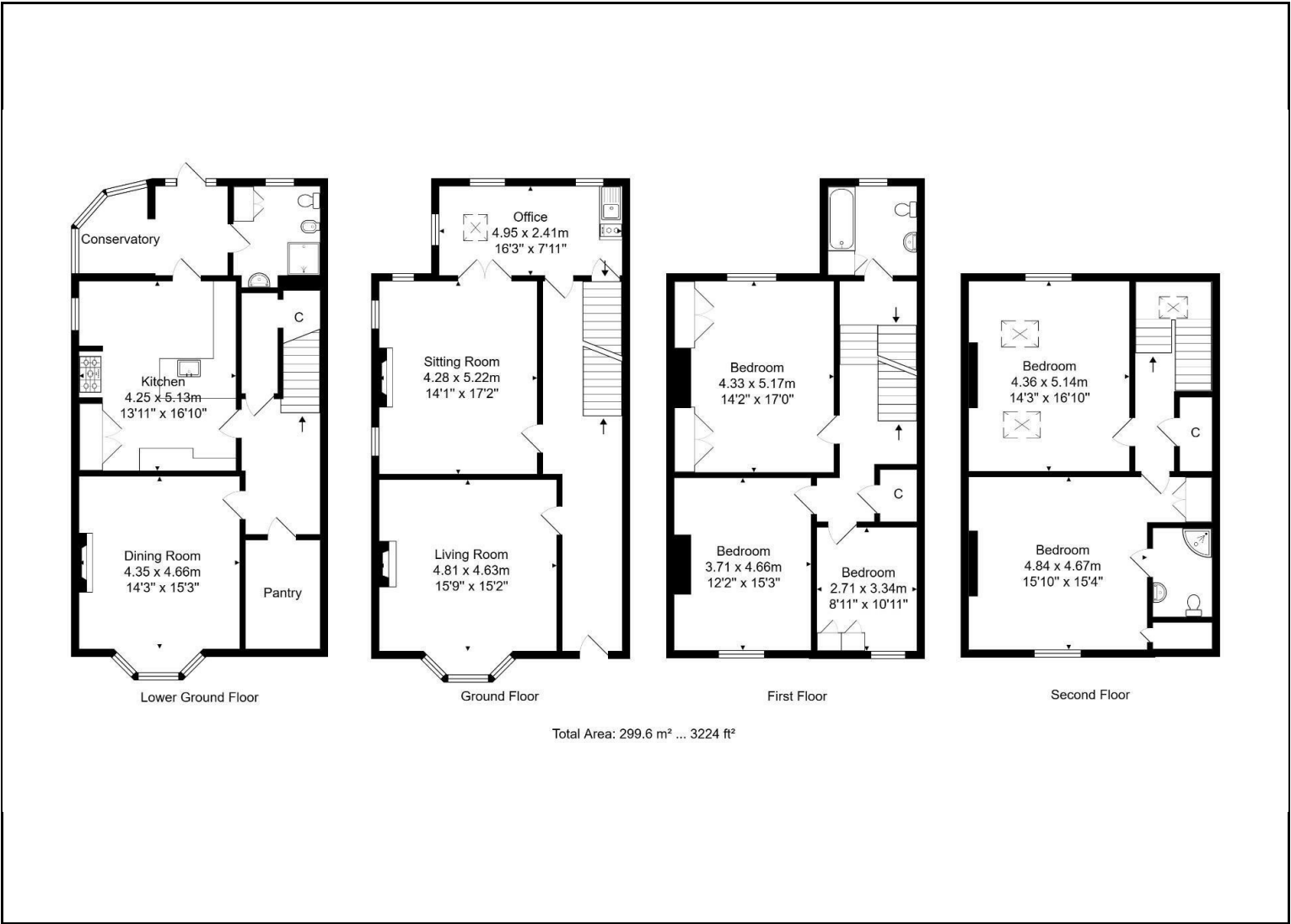
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.









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