



**Beamsley Close
Menston
Ilkley
West Yorkshire
LS29**

Offers In Excess Of £560,000

bettermove

Beamsley Close Ilkley

Bettermove are proud to present this 5 bedroom detached house in Menston.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

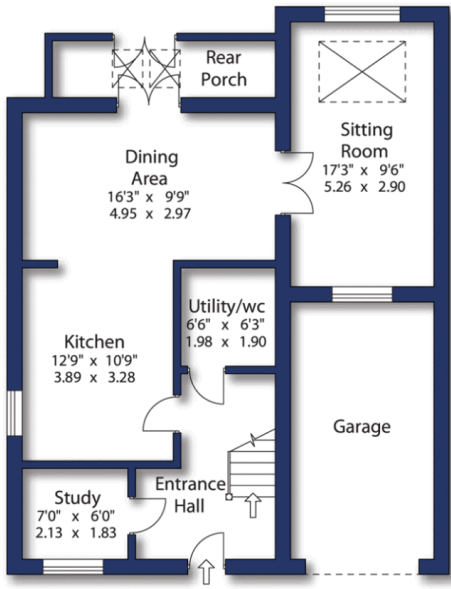
The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, dining room, utility room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom as well as the gym room. The second floor consists of the 3 bedrooms with one including an on-suite and a second family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

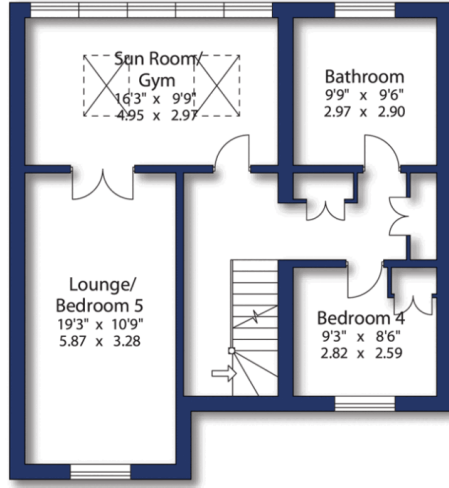
Located in the popular village of Menston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Menston train station (1.1 miles), and is only a 15 minute drive to Leeds Bradford Airport, variety of bus routes and the A660.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

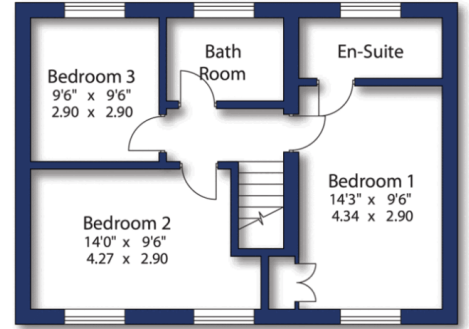




Ground Floor



First Floor

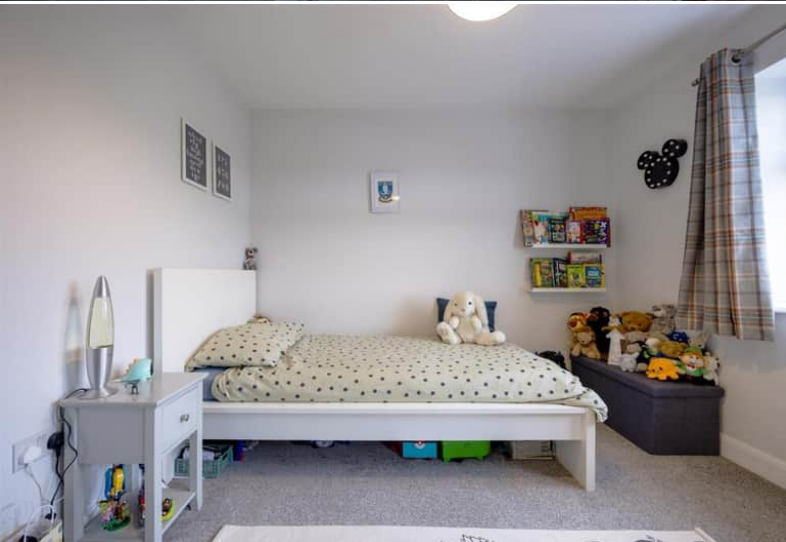


Second Floor

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	80	86
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	77	83
England, Scotland & Wales EU Directive 2002/91/EC 		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk