Park Rôw

West Chevin Road, Menston, Ilkley, LS29 6BE

Offers Over £700,000

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CURRENTLY USED AS GUEST ROOMS FOR MAIN GUEST HOUSE** FULL PLANNING PERMISSION TO BE CONVERTED TO DETACHED BUNGALOW** WITH VIEWS OVER OPEN FIELDS. This property is currently used as part of the guest house with eleven rooms, all with en-suites. This property has planning permission to be converted to a unique detached property with its own private courtyard and ample off street parking. There is also an option to buy additional extensive land with this property if required. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LOCATION OF THE PROPERTY ON OFFER. (We do have some current internal photos of the existing property. If required please contact the office)

Currently being used as a guest house - see attached floorplan with the following proposed option to convert into residential dwelling:

GROUND FLOOR ACCOMMODATION

Entrance Hall
(7.2sq.m/77'5"sq.ft)
Door leads in with further door giving access into Kitchen.

Kitchen
(27.9sqm/300sq.ft)
To be fitted out as required with windows to North and East Elevations. Aperture leads through to:

Dining Room
(44.1sq.m/475sq.ft)
With two windows to North Elevation and two further windows overlooking Private Courtyard. Double Doors lead through to:

Living Room
(62.4sq.m/671.sq.ft)
With two windows to the North elevation and one to the West elevation. Door Leading to:

Inner Hallway
With four windows overlooking the inner courtyard. two doors leading to the inner courtyard and further doors leading off.

Shower Room
(166.4 Sq,Ft/ 15.5 Sq.m)
To be fitted out as required, with two windows to the West elevation.

Master Bedroom Suite
(289.4 Sq.ft/26.9 Sq.m)
With a window to the West elevation and one to the South elevation. Door leading to En-Suite and double doors leading to walk-in wardrobe.

Walk-In Wardrobe
(63.6 Sq.ft/5.9 Sq.m)
To be fitted out as required.

En-Suite
(140.5 Sq.ft/13.0 Sq.m)
To be fitted out as required, with window to the South elevation.

Bedroom Two
(283.5 Sq.ft/24.5 Sq.m)
With window to the South elevation. Door leading to:

En-suite
(145.8 Sq.ft/13.5 Sq.m)
To be fitted out as required, with window to the South elevation.

Bedroom Three
(277.4 Sq.ft/24.5 Sq.m)
Windows to the South and East elevation. Door leading to:

En-Suite
(37.4 Sq.ft/3.5Sq.m)
To be fitted out as required.

EXTERIOR

Courtyard/Front
Paved inner courtyard with door leading to storage room and further door leading to boiler room. This property has the option to buy considerable adjoining extra land around the outside of the property. Tarmac parking area providing off street parking.

HEATING AND APPLIANCES.
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER.
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS.
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS.
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: FREEHOLD
Local Authority: Bradford Council
Tax Banding: TO BE CONFIRMED

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

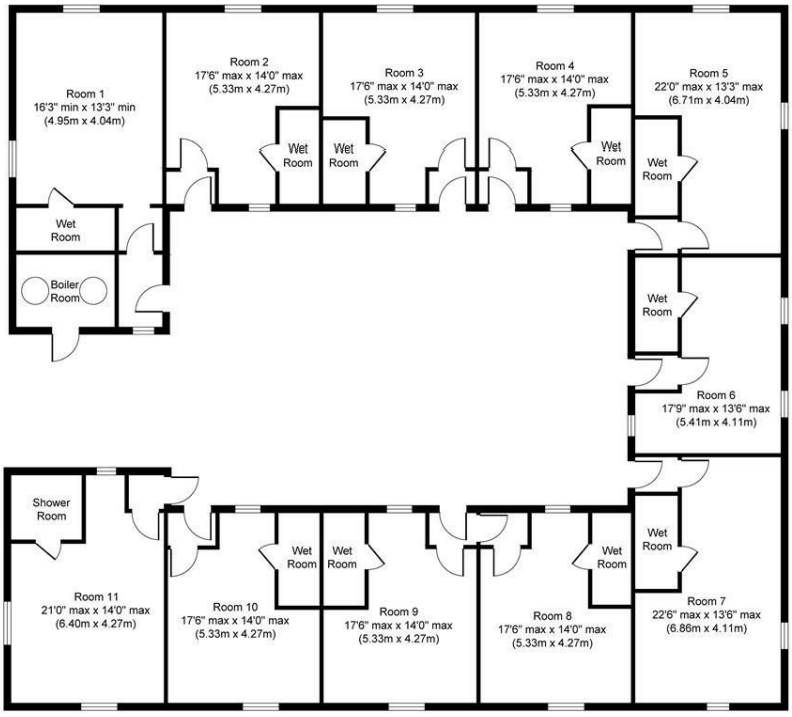
Electricity: MAINS
Gas: LPG
Sewerage: MAINS
Water: MAINS

Broadband: Superfast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS.

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Approximate Floor Area
2,951 sq. ft
(274.17 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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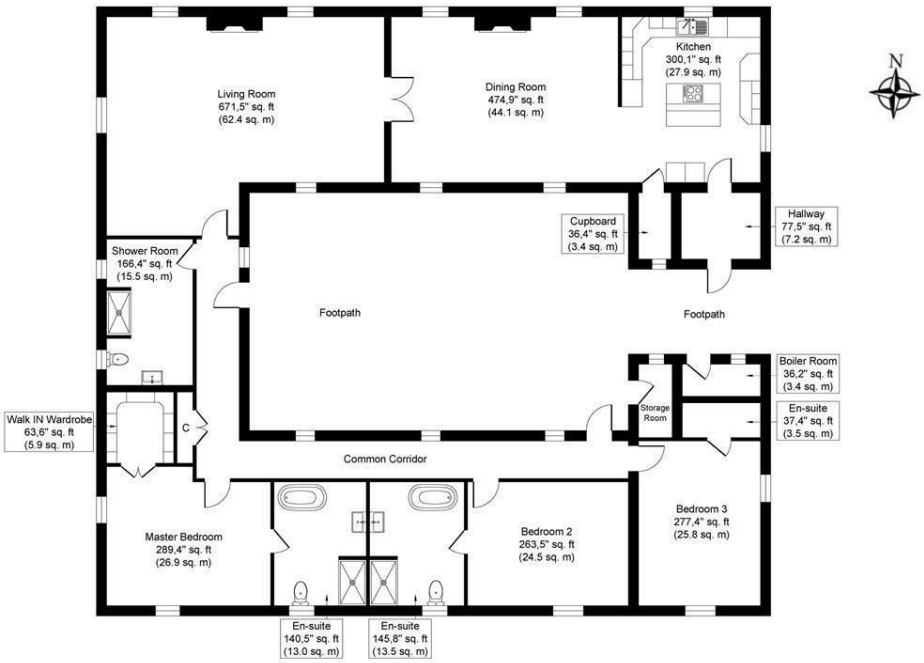

Approximate Floor Area
2,481 sq. ft
(230.52 sq. m)

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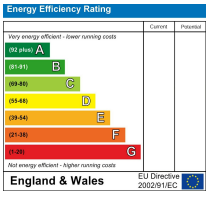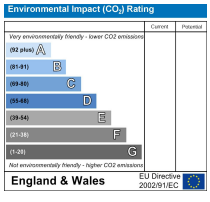
14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk