



## 58 Chevin Avenue, Homestead Estate, Menston

Located on this highly desirable, private estate is this stunning and substantial detached new build family home providing extensive accommodation, finished to an exceptional standard throughout and positioned within large gardens.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

Tel: 01943 600655

Email: [ilkley@dacres.co.uk](mailto:ilkley@dacres.co.uk)

**dacres.co.uk**





## 58 Chevin Avenue, Homestead Estate, Menston, Ilkley, LS29 6PE

Bradford 9 miles, Leeds 13 miles, Harrogate 14.5 miles, Skipton 15.5 miles  
(all distances approximate)

**Guide Price: £1,250,000**

### Accommodation

Ground Floor: Entrance Hallway; Dining Kitchen; Reception Room; Snug/Playroom, Utility, WC and Integral Garage.

First Floor: Galleried Landing; Primary Suite with Dressing Room and Ensuite, double Bedroom with Ensuite; two further double Bedrooms and House Bathroom.

Second Floor: Very generous Loft space.

Outside: Integral Garage; Driveway providing off street parking; Lawn wrapping around the property with patio.

### General Remarks

This most appealing, new build executive home provides generous and well planned accommodation that has been finished to an exceptional standard throughout. The property sits within a generous corner plot that provides the property with a good degree of privacy and large outdoor space. The accommodation in brief includes to the ground floor, a spacious welcoming entrance hallway with cloakroom WC, sitting room, snug/playroom, impressive open plan living dining kitchen with large central island and doors opening to the rear patio garden, a utility room and integral access to the garage.

To the first floor, a galleried landing provides access to the large principal suite with dressing room and luxury ensuite facilities. There are a further three double bedrooms, one with ensuite shower room, luxury house bathroom, and to the second floor is a very spacious loft area.



Outside the property is approached via a resin driveway giving access to the front door and garage, gardens are predominantly laid to lawn wrapping around the property with a large patio area to the rear providing excellent outside entertaining space.

The Homestead has long been regarded as one of the areas most popular residential areas offering a lovely living environment with a wide variety of properties often set within mature grounds. Menston is a popular village community and occupies a very pleasant setting on the edge of Wharfedale which affords ready access to West Yorkshire business districts and lovely open countryside. The village retains a good provision of everyday amenities including local shops, primary school, a choice of pubs and a number of sports clubs. For the traveller there is even a 'Metro' railway station from where frequent services are available throughout the day into the local cities of Leeds and Bradford and into Ilkley too. The local towns of Otley and Ilkley both offer their own style of shopping environments along with cultural and social amenities.















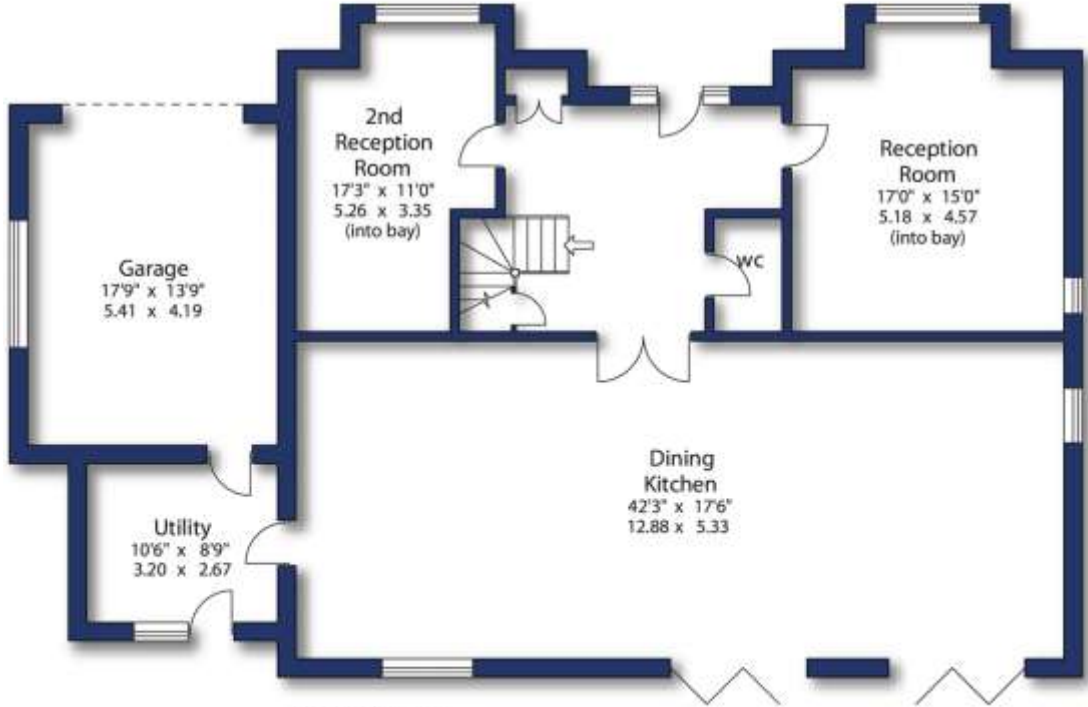




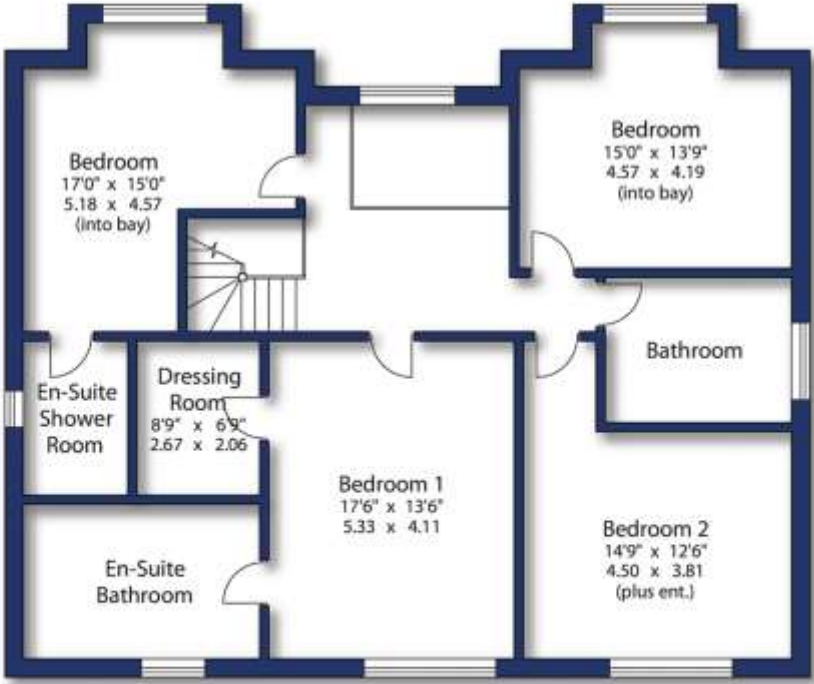




Floorplans



Ground Floor



First Floor





## Directions

From Ilkley proceed towards Burley and continue down the village bypass to the roundabout. Turn right towards Guiseley and continue past the periphery of Burley village into open fields. After three quarters of a mile or so the entrance to The Homestead will be seen to the right hand side, enter into the Homestead Estate turn left onto Chevin Avenue where the property will be found towards the top of the road on the right hand side, identified by a Dacre, Son & Hartley for sale board. What3Words shapeless.dream.sunflower

## Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band E

## Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating
- Garage and off street driveway parking

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://check-for-flooding.in.gov.uk/)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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