

Harrison Robinson

Estate Agents



16 Hillside View, Menston, LS29 6RW

Price Guide £515,000



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GROUND FLOOR

Reception Hall

A smart composite door with glazed panel and side window opens into a welcoming, spacious reception hall. From here doors open into bedroom four/garden room, utility room, shower room and integral garage. Useful understairs storage cupboard. A carpeted staircase with timber balustrading leads to the first floor of the property. High quality Moduleo flooring, radiator beneath radiator cover.

Bedroom Four / Garden Room

17'4" x 9'6" (5.3 x 2.9)

A bright and spacious room, flexible in use, with double glazed patio doors leading out to the garden, carpeted flooring, fitted wardrobes and radiator.

Utility Room

11'1" x 6'10" (3.4 x 2.1)

A practical utility room with grey fitted base and wall units with stainless steel handles, complementary worksurfaces and upstands. Space and plumbing for a washing machine and tumble dryer. Stainless steel sink and drainer with chrome mixer tap. Continuation of the wood effect flooring, a composite door with obscure glazing leads out to the garden.

WC Shower Room

With low level W.C., with concealed cistern, pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic shower, neutral wall tiling and glazed door. Complementary floor tiles, radiator.

Integral Garage

19'8" x 9'10" (6.0 x 3.0)

A large integral garage, accessed from the hallway, with power and lighting providing excellent storage or parking, if desired. EV charger.

FIRST FLOOR

Landing

A carpeted staircase with white timber balustrading leads to the first floor landing, where one finds a well appointed, modern dining kitchen open to a snug/family room and good sized lounge with balcony to the front of the property. A further staircase leads to the second floor of the property.

Dining Kitchen

17'0" x 13'1" (5.2 x 4.0)

An immaculately presented, spacious, open plan kitchen/diner/snug fitted with a wide range of grey cabinetry with stainless steel handles, Quartz worksurfaces and upstands incorporating integral appliances including a four ring gas hob, stainless steel extractor hood, electric oven plus microwave/grill, fridge/freezer and dishwasher. There is ample storage, and a peninsula with a one and a half bowl inset sink with chrome mixer tap. There is ample space for a family dining table ideal for socialising with friends and family. Downlighting, radiator, Moduleo flooring. Double glazed patio doors with Juliet balcony and a tall double glazed window allow ample natural light. Open to:

Snug / Family Room

11'5" x 9'10" (3.5 x 3.0)

The open plan snug area is perfect for relaxing and would work equally well as a playroom, if desired. Carpeted flooring, radiator, downlighting.

Lounge

17'0" x 12'9" (5.2 x 3.9)

To the front of the property is the spacious lounge with two sets of double glazed patio

doors opening to a delightful balcony with outdoor light overlooking the open green space opposite, which is to be landscaped soon. Carpeted flooring, radiator beneath radiator cover. There is ample room for comfortable furniture.

SECOND FLOOR

Landing

A return, carpeted staircase leads to the second floor of the property, where doors open to three double bedrooms, the master enjoying a lovely en suite shower room, and the four-piece house bathroom. Carpeted flooring, airing cupboard.

Master Bedroom

14'9" x 11'5" (4.5 x 3.5)

A generous master bedroom to the rear of the house with carpeted flooring, radiator and double glazed window. Floor to ceiling fitted wardrobes, door into:

En Suite Shower Room

Immaculately presented with low level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and shower cubicle with thermostatic shower and glazed, sliding door. Beautiful, neutral wall tiling, downlighting. Radiator, obscure double glazed window.

Bedroom Two

16'0" x 8'6" (4.9 x 2.6)

A generous double bedroom to the front of the property with carpeted flooring, radiator and double glazed window.

Bedroom Three

12'9" x 8'2" (3.9 x 2.5)

A third double bedroom to the front elevation with carpeted flooring, radiator and double glazed window.

Bathroom

Beautifully presented with low level W.C with concealed cistern, wall hung handbasin with chrome mixer tap and panel bath with chrome mixer tap. Separate shower cubicle with thermostatic shower and glazed door. Stone effect wall tiling to half height, complementary flooring.

OUTSIDE

Driveway Parking

A smart block paved driveway provides off road parking for two vehicles. There is ample visitor parking close by.

Garden

The rear garden is predominantly laid to lawn with an Indian stone patio perfect for alfresco dining and entertaining. Privacy is maintained with smart fencing. A gate opens to the side and there is power and an outside tap.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

NOTES

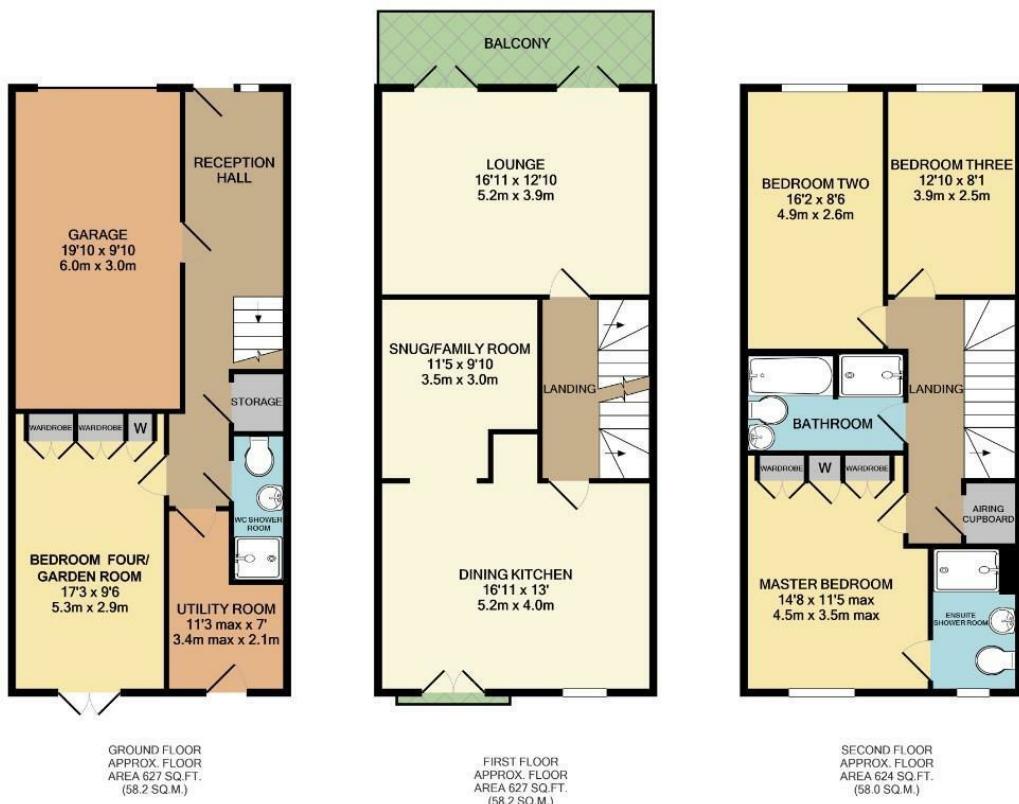
Please note there is a charge of approximately £150 per year towards the maintenance of communal areas.



- Beautifully Presented Three/Four Double Bedroom End Townhouse
- Immaculately Presented High Quality Living Dining Kitchen
- Flexible Accommodation Over Three Floors
- Three Stunning Bathrooms
- Two Reception Rooms
- Level Lawned Rear Garden
- Delightful Long Distance Views
- Remainder of 10 Year Building Warranty
- Close To Village Amenities, 5 Minute Walk To Open Countryside And Train Station
- Council Tax Band F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA 1878 SQ.FT. (174.5 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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