

# Harrison Robinson

Estate Agents



**11 Grove Road, Menston, LS29 6JD**

**Guide Price £370,000**

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### GROUND FLOOR

#### Entrance Porch

A part glazed, timber entrance door with transom light opens into an entrance porch with a further, beautiful, stained glass, timber door leading into the entrance hall.

#### Hall

A welcoming entrance hall with carpeted flooring, radiator and decorative, wooden effect panelling to half height. Original timber doors open into the lounge, dining room. A carpeted staircase with two handrails leads to the first floor landing.

#### Lounge

16'8" x 12'1" (5.1 x 3.7)

A spacious, light and airy lounge with large double glazed bay window affording long distance, countryside views. Carpeted flooring, radiator, picture rail, decorative ceiling. A hearth houses an electric, coal effect fire.

#### Dining Room

14'1" x 13'1" (4.3 x 4.0)

A good sized, second reception room to the rear of the house, which could be a second lounge/sitting room or formal dining room, if desired. Carpeted flooring, radiator, double glazed window overlooking the rear garden. Picture rail, coving. A timber fire surround with marble hearth houses a gas fire. Door into:

#### Kitchen

14'1" x 8'10" (4.3 x 2.7)

Fitted with a range of base and wall units with complementary worksurfaces and tiling to splashbacks. Appliances include electric oven and grill, four ring gas hob and washer/dryer. One and a half bowl, stainless steel sink and drainer with mixer tap. There is a most useful, walk-in pantry cupboard with shelving and single glazed window. Wood effect vinyl flooring, two radiators, four double glazed windows allow ample natural light. An original timber door with obscure glazed pane leads out to the rear garden. Spacious, understairs cupboard providing storage and housing the electrical consumer unit.

### FIRST FLOOR

#### Landing

A carpeted staircase with handrails leads to the first floor landing, where doors open into three bedrooms, the house bathroom and additional shower room. High ceilings add to the feeling of space. A hatch gives access to the loft area. Two radiators, two, obscure, double glazed windows allow natural light.

#### Bedroom One

16'4" x 13'5" (5.0 x 4.1)

A generously proportioned double bedroom to the front of the property with carpeted flooring, radiator and double glazed windows affording lovely, long distance views. Original fireplace surround, recessed wardrobe with hanging rail.

#### Bedroom Two

14'1" x 10'5" (4.3 x 3.2)

A second, good sized double bedroom to the rear of the house with carpeted flooring, radiator and large, double glazed window overlooking the rear garden. Recessed fireplace, floor to ceiling storage cupboards.

#### Bedroom Three

11'1" x 8'10" (3.4 x 2.7)

A third, single bedroom to the rear of the house with carpeted flooring, radiator and double glazed window overlooking the rear garden.

#### Bathroom

A modern, three-piece bathroom with low-level W.C., pedestal handbasin with mixer tap with wall mirror over and panel bath with electric shower, waterproof wall boarding and glazed screen. White, ladder style, heated towel rail, extractor. Two, obscure, double glazed windows.

#### WC Shower Room

A shower room with low-level W.C., handbasin with mixer tap set in a vanity unit, with wall mirror over, and shower cubicle with thermostatic drench shower plus additional attachment, waterproof wall boarding and sliding, glazed door. Wood effect vinyl flooring, white, ladder style, heated towel rail. Extractor, obscure double glazed window.

### OUTSIDE

#### Garden

The property enjoys a good sized garden with a spacious, level lawn bound by hedging, fencing and borders housing mature shrubs. There is a large, paved patio area, ideal for outdoor furniture, a greenhouse and an area for growing vegetables and plants. A paved pathway leads around the side of the property, where one finds a small, lawned front garden with a range of mature shrubs behind a low brick wall with smart fencing to one side.

#### Double Garage

A double garage with timber doors, power and lighting, and door and window to the rear.

#### Driveway Parking

A tarmac driveway provides parking for up to four vehicles.

### 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.



- \*\*\*No Onward Chain\*\*\*
- Three Bedroom Semi Detached House
- Two Good Sized Reception Rooms
- Now In Need Of Some Modernisation
- Two Modern Bathrooms/Shower Rooms
- Character Features
- Good Sized Level Garden
- Driveway Parking And Double Garage
- Walking Distance To Village Amenities And Excellent Schools
- Council Tax Band E

#### Energy Efficiency Rating

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



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1234 SQ.FT. (114.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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