

# Harrison Robinson

Estate Agents



**6 Linton House, 40 Norwood Avenue, Menston, LS29 6GT**  
**Price Guide £875,000**



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## Price Guide £875,000



### GROUND FLOOR

#### Reception Hall

29'6" x 6'6" (9.0 x 2.0)

A tall, smart, solid entrance door with obscure glazed panes opens into a light-filled, spacious reception hall. High-quality marble floor tiles with underfloor heating, solid wood staircase with beautiful glass balustrading leading to the first floor. A carpeted staircase leads to the lower ground floor of the property. Tall, double glazed windows at the end of the hallway enjoy a fantastic view of open countryside and over the garden. Doors open into the living dining kitchen and most useful boot room with cloakroom/W.C.

#### Living Dining Kitchen

23'3" x 17'4" (7.1 x 5.3)

An impressive, light and airy, beautifully presented living dining kitchen, where ones eyes are immediately drawn to the fantastic, long distance views through tall, double glazed windows and sliding doors leading out to the decking in the garden. The kitchen is fitted with a range of beautiful dark cabinetry with granite worksurfaces and upstands and a full range of integrated appliances including two, electric, Siemens ovens with warming plates, dishwasher, wine fridge, fridge and freezer and central island unit with pendant light fitting housing an induction hob with central, recessed extractor and providing seating for up to five people. Bronze coloured, inset sink with black mixer tap. There is ample room for comfortable furniture making this a most sociable space. Large, marble floor tiles with underfloor heating, recessed spotlights.

#### Utility Room

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

A large boot room/utility room with beautiful, Shaker style fitted cabinetry and drawers with an inset gold coloured sink with gold mixer tap and space and plumbing for a washing machine and tumble dryer. Tall, double glazed windows and door giving access to the driveway. Recessed spotlights, extractor, fitted bench and hanging for coats. Cupboard housing the gas central heating boiler. Door into:

#### Cloakroom / W.C.

Immaculately presented with low-level W.C., wall hung handbasin with black mixer tap and beautiful, black, hexagonal wall tiling. Obscure double glazed window, extractor, continuation of the marble floor tiles with underfloor heating.

### LOWER GROUND FLOOR

#### Hall

A return, carpeted staircase leads down to the lower ground floor of the property, where one finds three rooms, which are most flexible in use, one benefiting from an ensuite shower room. There is a carpeted hall area with a cupboard housing the hot water tank.

#### Lounge / Cinema Room / Gym

19'4" x 16'8" (5.9 x 5.1)

A spacious room, flexible in use, which would work well as a cinema room or lounge with carpeted flooring with underfloor heating, radiator and recessed spotlights.

#### Office / Bedroom Four

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

A good sized room, again most flexible in use, which would work as an occasional bedroom, if needed, a home office or snug. Carpeted flooring with underfloor heating, recessed spotlights, radiator. Door into:

#### En Suite Shower Room

A long shower room with low-level W.C., small handbasin with chrome mixer tap set in a high gloss vanity unit and shower cubicle with glazed door and attractive, marble effect wall tiling. Complementary floor tiling with underfloor heating, recessed spotlights, extractor. Chrome, ladder style heated, towel rail.

#### Storage Room / Home Office

A third room with carpeted flooring, recessed spotlights and radiator with a fitted shelf beneath the stairs, currently arranged as a home office.

### FIRST FLOOR

#### Landing

Solid timber, open tread stairs with attractive glass balustrading and stainless steel handrail lead to the first floor of the property. The landing is very spacious with carpeted flooring, radiator and recessed spotlights. Tall, double glazed windows enjoy a delightful aspect over the garden and across open fields to the Chevin in the distance. A further wooden, open tread staircase leads to the second floor.

#### Bedroom Two

16'0" x 14'5" (4.9 x 4.4)

A good sized double bedroom with tall, double glazed windows to one corner, again, enjoying wonderful countryside views. Carpeted flooring, radiator and recessed spotlights. Doors open into a beautiful ensuite bathroom and separate dressing room.

#### En Suite Bathroom

Immaculately presented with low-level W.C. with concealed cistern, inset sink with chrome mixer tap set in a white, high gloss vanity cupboard and panel bath with thermostatic shower, central, chrome mixer tap and glazed screen. Attractive, herringbone style tiling to one wall, complementary wall tiling and wood effect, gloss tiles to floor. Tall, obscure glazed window, white, ladder style, heated towel rail recessed spotlights, extractor.

#### Dressing Room

With carpeted flooring and ceiling spotlight.

#### Bedroom Three

17'8" x 12'5" (5.4 x 3.8)

A stunning double bedroom with tall, double glazed windows to two elevations allowing an abundance of natural light and enjoying a fantastic, open view across countryside. Carpeted flooring, recessed spotlights, radiator. Door into:

#### En Suite Shower Room

Beautifully presented with low-level W.C. with concealed cistern, circular handbasin with chrome mixer tap set in a white vanity drawer and corner shower cubicle with thermostatic drench shower plus additional attachment and curved, glazed door. Attractive wall tiling, complementary floor tiles with under floor heating, extractor. Chrome, ladder style, heated towel rail, recessed spotlights, tall, obscure, double glazed window.

#### Dressing Room

With carpeted flooring and recessed spotlight.

### SECOND FLOOR

#### Landing

A dark wood, open tread staircase with low-level lighting and glass balustrading with stainless steel handrail leads to the second floor landing of the property, where tall, double glazed windows enjoy a fantastic open countryside outlook. Doors open into a most useful laundry cupboard with shelving and a fantastic double bedroom with dressing room and ensuite.

#### Master Bedroom

18'8" x 12'5" (5.7 x 3.8)

Wow! A beautiful double bedroom with floor to ceiling windows to two elevations with sliding patio doors leading out to a wraparound balcony with glass balustrading affording stunning, far reaching views. Carpeted flooring, radiator. Doors open into a large dressing room and ensuite bathroom.

#### Dressing Room

11'5" x 9'2" (3.5 x 2.8)

A spacious room with fitted shelving, hanging rails and drawers providing excellent storage. A fitted desk beneath a double glazed window is a great vanity area.

#### En Suite Bathroom

14'9" x 6'6" (4.5 x 2.0)

A stunning four piece, five piece ensuite bathroom with low-level WC with concealed system his and her circular hand basins with gold wall mounted taps set in a bespoke vanity unit with beautiful wall tiling and LED mirrors and deep fill bath setting a tile surround with gold central mixer tap and retractable shower attachment. Large separate walking shower with gold drench shower and additional shower attachment recessed shelf and beautiful wall and floor tiling with underfloor heating. Brushed gold heated towel rail recessed spotlights extractor. Tall obscure double glazed windows.

### OUTSIDE

#### Garden

The property benefits from a large, level garden to two elevations, predominantly laid to lawn, with a large, composite decked area with fitted bench, the ideal spot to enjoy alfresco dining, entertaining and soaking in the view. Smart fencing maintains privacy, a gate gives access to the paddock next to the property.

#### Driveway Parking

There is ample driveway parking to the front of the property for a number of vehicles.

#### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

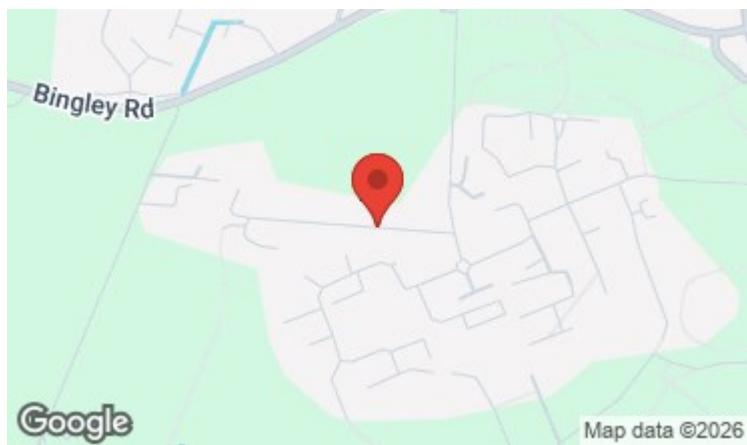
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Stunning Three / Occasional Four Bedroom Family Home
- Spacious Double Bedrooms All With Beautiful En Suites
- High Quality Living Dining Kitchen
- Wonderful Far Reaching Countryside Views
- Master Bedroom With Wraparound Balcony
- Most Useful Boot Room / Utility Room
- Flexible Lower Ground Floor With Cinema / Gym/ Office
- Walking Distance To Village Amenities And Train Station
- 15 Acres of Land, 4 Stables & Menage Potentially Available By Separate Negotiation
- Council Tax Band F

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



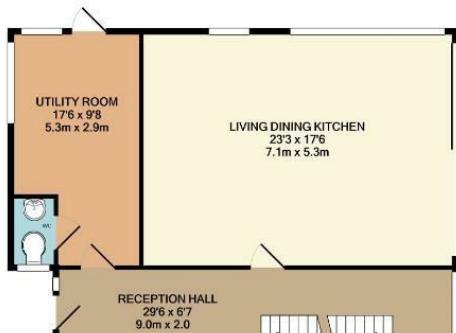
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BASEMENT LEVEL  
APPROX. FLOOR  
AREA 691 SQ.FT.  
(64.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 770 SQ.FT.  
(71.5 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 765 SQ.FT.  
(71.1 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.6 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2717 SQ.FT. (252.4 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. Prospective purchasers should be aware that these plans 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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