Harrison Robinson

Estate Agents



6, Grassington Mews 4 Clifford Drive, Menston, LS29 6FX

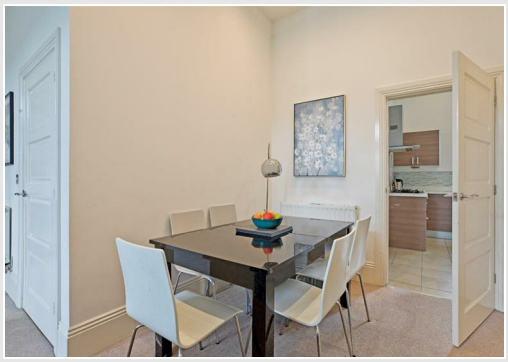
Price Guide £485,000

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GROUND FLOOR

Hall
A heavy timber door with transom light opens into a welcoming and impressive reception hall. Immediately one senses the feeling of character and grandeur evoked in this charming mews property, accentuated by high ceilings and deep skirtings. This is a lovely, spacious area in which to greet family and friends. A great-sized cloaks cupboard provides useful storage. Carpeting, radiator and a broad, carpeted staircase with white painted, open spindle balustrade leads to the first floor.

Lounge/Dining Area
24'3" max x 19'0" max (7.4 max x 5.8 max)
This is a wonderfully proportioned, bright and airy, spacious room flooded with natural light through two timber framed doors flanked by two side windows, all with transom lights over in the generous bay overlooking and providing access onto the lawned, private garden. There is ample room for sofas and numerous items of furniture, also a large dining table to the rear of this attractive room. Carpeted flooring, three radiators, deep skirtings and TV point. A large, white, wooden panelled door leads into:

Breakfast Kitchen
11'9" min x 9'6" (3.6 min x 2.9)
A stylish. modern dining kitchen. A tall, wooden sash window allows the light to flood in. A comprehensive range of contemporary base and wall units provide plentiful storage and have complementary quartz worksurfaces and upstands over with attractive, mosaic splashback tiling. A one and a half bowl, stainless-steel sink with chrome mixer tap sits beneath the impressively high window to the front of the property. Integrated appliances include a stainless-steel electric oven, a stainless-steel microwave, a stainless-steel four ring gas hob with stainless-steel splashback, chimney hood and extractor over, a dishwasher and an American style fridge/freezer. Practical, ceramic flooring, radiator and downlighting. A white, wooden, panelled door leads into the reception hall.

Utility Room
7'10" x 5'6" (2.4 x 1.7)
A good-sized utility room incorporating contemporary base units matching those of the kitchen with complementary quartz worksurfaces and upstands over. Integral washing machine, radiator and extractor fan.

W.C.
A spacious and stylish cloakroom with wall hung wash hand basin with chrome monobloc mixer tap and concealed cistern w/c. Large, stone effect, ceramic floor tiles and attractive, complementary wall tiles to waist height. A tall, double-glazed, timber sash window to the front elevation allows for ample natural light. Radiator and fitted mirror to the wall.

FIRST FLOOR

Landing
An impressive, carpeted, return staircase with white, open balustrading leads up to a spacious, carpeted landing with access to the four bedrooms and house bathroom. Loft hatch leads to a sizeable loft space with the potential to convert subject to planning.

Master Bedroom
11'1" min x 9'10" (3.4 min x 3.0)
Three ceiling height, double-glazed, white, wooden sash windows allow the light to flood in to this spacious Master bedroom. Deep skirtings, carpeted flooring and radiator. White, wooden, panelled door opens into:

Ensuite Shower Room

Bedroom Two
13'1" x 11'9" max (4.0 x 3.6 max)
A good-sized, double bedroom with tall, double-glazed, wooden, sash window to the front elevation. Carpeted flooring, deep skirtings and radiator.

Bedroom Three
11'1" x 10'2" (3.4 x 3.1)
A further spacious, double bedroom with double-glazed, wooden, sash window to the rear elevation. Carpeted flooring, deep skirtings and radiator. Modern, fitted wardrobes.

Bedroom Four
13'1" x 7'2" (4.0 x 2.2)
Last, but by no means least, a good-sized, double bedroom with room for wardrobes and several further items of furniture. A tall, double-glazed, wooden, sash window allows the natural light to flood in. Carpeted flooring, deep skirtings and radiator.

Bathroom
A good-sized, modern house bathroom comprising a white, three-piece suite including a concealed cistern w/c, a stylish, vanity wash hand basin with storage below, a bath with chrome overhead drench shower and additional chrome shower attachment, chrome central controls and glass shower scree. A double-glazed, wooden, sash window makes for a bright atmosphere. Attractive floor to ceiling, large, neutral, stone effect tiling with pale, stone effect floor tiles and contrasting full height tiling around the bath area. Downlighting and extractor fan.

OUTSIDE

Garden
To the front elevation, the property benefits from two allocated, brick paved parking spaces and there are further visiting parking spaces. Stone steps with smart, black railings lead up to the smart, timber entrance door. Outdoor light. To the rear of the property is a lovely, private garden with patio area and level lawn bordered by wrought iron railings. Doors from the lounge lead out into this tranquil garden. This is a wonderful environment in which to relax and enjoy al fresco entertaining with family and friends.

NOTES
The property is Freehold, however we are advised by our vendor that there is a monthly service charge of £50.38 covering grass cutting of communal grounds, maintenance of roads and lighting etc.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage.
Superfast 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.

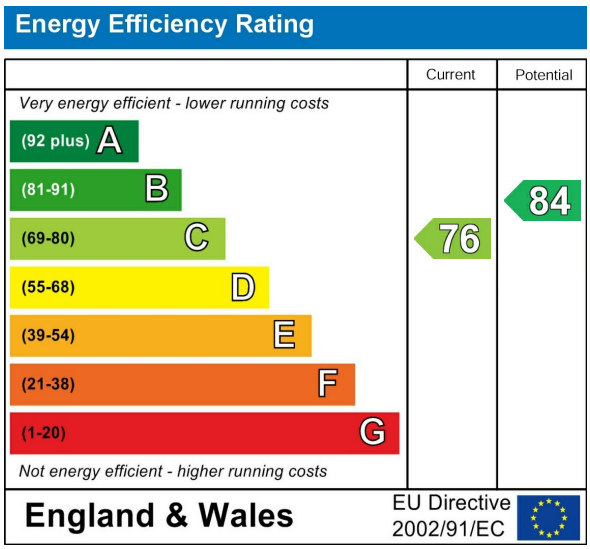






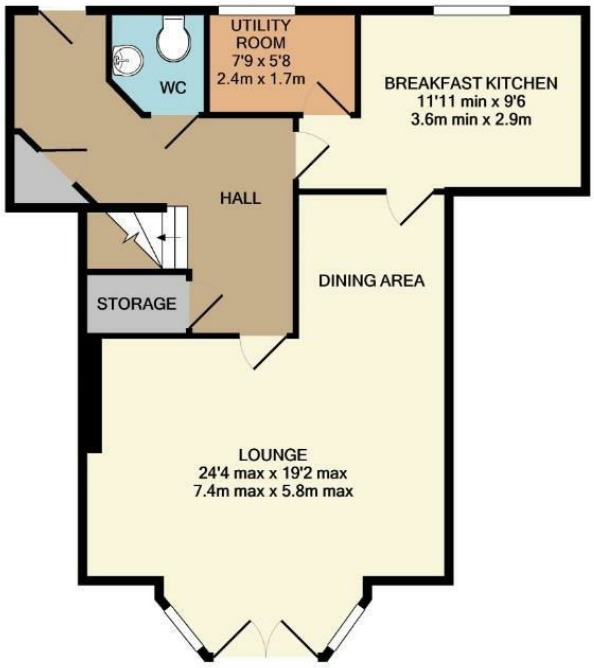


- Charming Four Double Bedroom Character Conversion
- Quiet Cul de Sac Location
- Master Bedroom En-Suite
- Allocated Parking
- Large Living Space With Access to South Facing Enclosed Garden
- Potential For Loft Conversion (STPC)
- Walking Distance To Village Centre & Excellent Schools
- Council Tax Band F

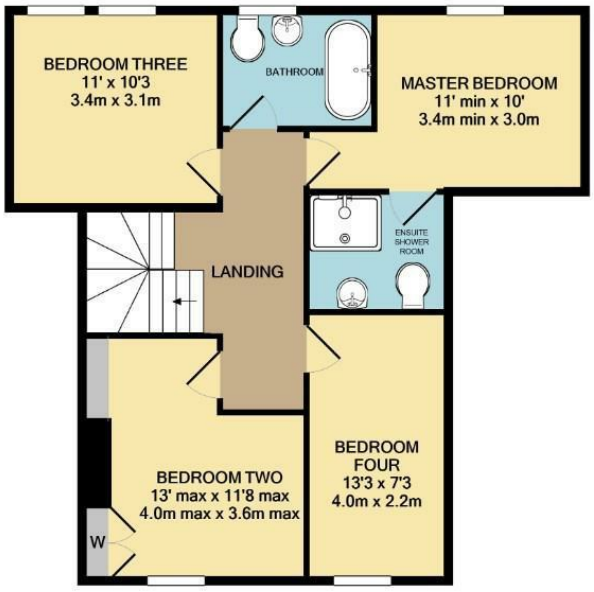








GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ.FT.
(66.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1383 SQ.FT. (128.5 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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