

# Harrison Robinson

Estate Agents



**Loughrigg, 4 Wharfedale View, Menston, LS29 6JF**

**£765,000**

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### GROUND FLOOR

#### Entrance Porch

A solid timber entrance door with transom light over opens into a characterful entrance porch. Large stone walls and original, tiled floor. A half glazed timber door leads into the entrance hall.

#### Reception Hall

A welcoming space with beautiful tiled flooring, high ceiling and cornicing. Doors open into the sitting room, family room, kitchen, utility room and cloakroom. A door gives access to the cellar. A staircase with original timber balustrading and carpet runner leads to the first floor landing. Two radiators. This is a wonderful environment in which to greet friends and family.

#### Lounge

16'8" x 14'9" (5.1 x 4.5)

A generously proportioned lounge to the front of the property with tall, single glazed sash windows overlooking the front garden and enjoying beautiful, long distance views. Carpeted flooring, radiator and high ceilings with cornicing. A timber surround with open fireplace with tiled slips and stone hearth creates a lovely focal feature to this room.

#### Sitting / Dining Room

15'1" x 13'1" (4.6 x 4.0)

A second, spacious reception room to the rear of the house enjoys a lovely aspect over the garden with double glazed sash windows allowing ample natural light. Stripped wooden flooring and radiator. An elegant timber fire surround with stone hearth houses a log burning stove. Deep cornicing.

#### Dining Kitchen

16'8" x 8'10" (5.1 x 2.7)

A light and airy room courtesy of uPVC double glazed doors leading out to the garden with tall side windows. Fitted with a range of soft grey cabinetry with Quartz work surfaces and upstands. Integrated appliances include fridge freezer, dishwasher, electric oven and four burner gas hob with stainless-steel extractor over. A Belfast sink with chrome mixer tap sits beneath a double glazed window overlooking the delightful garden. Stone flooring, traditional style radiator and downlighting. Room for a family dining table.

#### Utility Room

8'6" x 8'2" (2.6 x 2.5)

A good sized utility room with space and plumbing for a washing machine and tumble dryer beneath a work surface. Room for an additional appliance and fitted cupboards. Radiator, carpeted flooring and obscure, double glazed window.

#### Cloakroom

With low-level W.C. and handbasin with chrome mixer tap and Metro tiling to splashback set in a white vanity cupboard. Radiator, vinyl flooring, obscure, double glazed window.

### BASEMENT LEVEL

#### Cellar

16'8" x 14'9" (5.1 x 4.5)

Stone steps with handrail lead down to a traditional cellar area with three rooms providing excellent storage. This is an area which could be converted, if desired, subject to planning consent. Original range, double glazed sash windows and radiators. Gas central heating boiler.

### FIRST FLOOR

### Landing

A wide, return staircase with original balustrading and carpet runner leads to the first floor landing. A tall window to the side elevation allows the natural light to flood in. Doors open into three bedrooms and the house bathroom.

#### Bedroom One

15'1" x 13'1" (4.6 x 4.0)

A lovely proportioned, double bedroom to the rear of the property with two, double glazed sash windows looking out over the garden. Carpeted flooring, radiator and an alcove providing space for fitted wardrobes, if desired. Cornicing and downlighting.

#### Bedroom Two

13'9" x 13'9" (4.2 x 4.2)

A second, good-sized, double bedroom to the front of the property, again with two, double glazed sash windows enjoying panoramic Wharfe Valley views. Carpeted flooring, contemporary styled, vertical radiator, cornicing and downlighting. Ample room for bedroom furniture.

#### Bedroom Three

11'1" x 9'2" (3.4 x 2.8)

A third double bedroom with double glazed sash window to the rear, carpeted flooring and radiator. A hatch gives access to the roof space.

### Bathroom

A beautifully presented, four-piece bathroom with low-level W.C., handbasin with granite surface and upstand and metro tiling to the splashback set in a wooden vanity unit with traditional style, chrome mixer tap. Freestanding, claw foot bath with telephone style shower attachment and walk-in shower with drench shower plus additional attachment and fixed glazed screen. Patterned floor tiling, tall, chrome, ladder style, heated towel rail, downlighting and double glazed sash window enjoying wonderful, long distance views.

### OUTSIDE

#### Garden

The property enjoys delightful, spacious gardens to three elevations with a large, lawn area, gravel areas ideal for alfresco dining and an abundance of mature shrubs and trees. Hedging maintains privacy. Timber summer house and outside tap. This is the perfect garden for adults to entertain and relax and children to play safely.

#### Parking

There is a spacious parking area to the rear of the house providing parking for up to four vehicles. A timber shed provides storage for garden equipment. Double wooden gates maintain privacy and security.


### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. Superfast and Ultrafast Broadband are shown to be available to the property. Please check the Ofcom broadband and mobile website for mobile coverage.



- Substantial Victorian Three Bedroom Semi-Detached House
- Two Generous Reception Rooms
- Contemporary Styled Quality Dining Kitchen
- Stunning, Original, Character Features
- Beautiful Four Piece Bathroom
- Generous Cellar Rooms With Development Potential
- Quiet Highly Regarded Cul-De-Sac Location
- Walking Distance To Village Including the Train Station, Primary School and Park
- Delightful Gardens to Three Elevations
- Council Tax Band F

#### 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>		<b>81</b>
(55-68) <b>D</b>	<b>62</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 1750 SQ.FT. (162.6 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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