Harrison Robinson

Estate Agents



1 Butterwick, 3 Norwood Drive, Menston, LS29 6GE

Price Guide £495,000

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GROUND FLOOR

Entrance Hall
Stone steps with black metal railings lead up to the timber entrance door which opens into a welcoming entrance hall with practical matting, carpeted flooring and radiator, Doors open into a cloakroom and the lounge and a return, carpeted staircase leads to the first floor of the property.

Lounge
23'5" x 16'2" (7.16 x 4.95)
A generously proportioned, dual aspect lounge enjoying a good degree of natural light courtesy of four, double glazed sash windows. The high ceilings accentuate the feeling of space. Deep skirtings, three radiators, carpeted flooring. A fireplace housing an electric stove creates a focal point to this room and there is ample space for comfortable furniture. Door into:

Dining Room
16'2" x 11'1" (4.95 x 3.40)
A good sized, second reception room, currently arranged as a formal dining room, with carpeted flooring, radiator ,tall, double glazed window looking out over the rear garden and to the parkland beyond. Again, the high ceiling accentuates the feeling of space. A freestanding fireplace and surround houses an electric stove.

Kitchen
16'4" x 6'9" (4.98 x 2.06)
Immaculately presented with a range of high gloss cabinetry with stainless steel handles, complementary worksurfaces and upstands and a range of integrated appliances including an electric oven and grill, microwave, fridge freezer, dishwasher and four ring gas hob with splashback and extractor over. One and a half bowl stainless steel sink with chrome mixer tap, cupboard housing the gas central heating boiler. High gloss floor tiles, downlighting radiator. Double glazed window to the front elevation, door into:

Utility Room
6'9" x 4'11" (2.06 x 1.52)
Fitted with the same high gloss cabinetry as the kitchen with stainless steel handles, matching worksurface and upstands and brick effect wallpaper. Integrated washing machine, continuation of the floor tiles, radiator, ceiling light, extractor.

Cloakroom / W.C.
With low-level W.C. with concealed cistern and wall hung handbasin with chrome mixer tap. Attractive wall tiling, vinyl flooring, radiator. Downlighting, extractor, obscure double glazed window.

FIRST FLOOR

Landing
A return carpeted staircase with handrail and double glazed sash windows to the half landings enjoying wonderful views over the open parkland leads up to the first floor landing. Doors open into three bedrooms, the master benefiting from a dressing room and ensuite facilities, a cupboard housing the hot water tank and the three-piece house bathroom. Carpeted flooring, radiator.

Master Bedroom
16'4" x 16'4" (4.98 x 4.98)
A spacious double bedroom to the front of the property with two, double glazed sash windows allowing natural light, carpeted flooring, floor to ceiling fitted wardrobes and radiator. Door into:

Dressing Room
6'11" x 4'0" (2.13 x 1.22)
A most useful dressing area with carpeted flooring, wardrobe and radiator. Door into:

En Suite Shower Room
A beautifully presented ensuite shower room with low-level W.C. with concealed cistern, handbasin with wall mounted, chrome mixer tap and controls set in a vanity drawer and shower cubicle with thermostatic drench shower plus additional attachment with glazed screen, attractive wall tiling and wall mounted controls. Downlighting, extractor, complementary floor tiles. Tall, chrome, ladder style, heated towel rail, downlighting, wall mounted, mirrored vanity cupboard.

Bedroom Two
15'3" x 9'6" (4.65 x 2.90)
A lovely, spacious double bedroom to the front of the property with two, double glazed sash windows, carpeted flooring and radiator. Mirror fronted wardrobes.

Bedroom Three
11'1" x 9'6" (3.40 x 2.90)
A third, small double bedroom enjoying a fantastic view over the parkland and across to open countryside with carpeted flooring, radiator and mirror fronted wardrobe.

Bathroom
Beautifully presented with low-level W.C., concealed cistern, handbasin with wall mounted, chrome mixer tap and controls set in a vanity drawer and bath with thermostatic drench shower plus additional, retractable shower attachment, glazed screen, wall mounted controls and attractive wall tiling. Complementary floor tiles, downlighting, extractor. Tall, chrome, ladder style heated towel rail, wall mounted, mirror fronted vanity unit, obscure double glazed sash window.

OUTSIDE

Private Garden
The property benefits from level, lawned gardens to both front and rear bound by low privet hedging. To the rear the garden benefits from a fantastic aspect over the communal grounds and one can see across to the countryside beyond. By the entrance door there are attractive borders housing mature shrubs and plants, again bound by low privet hedging.

Store
A lockable external store close to the property provides useful storage.

Allocated Parking
The property benefits from two, allocated parking spaces close to the entrance door.

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.

Notes
The property is Freehold, however there is a monthly service charge of approximately £182.79 covering grass cutting of communal grounds, window cleaning, window maintenance, buildings insurance, maintenance of roads and lighting etc.

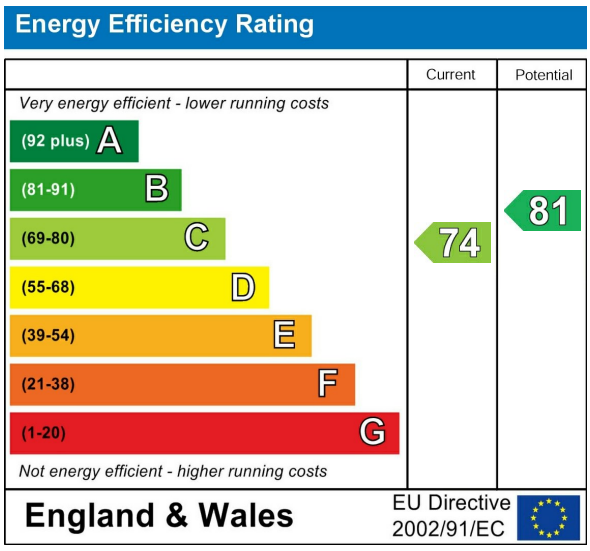






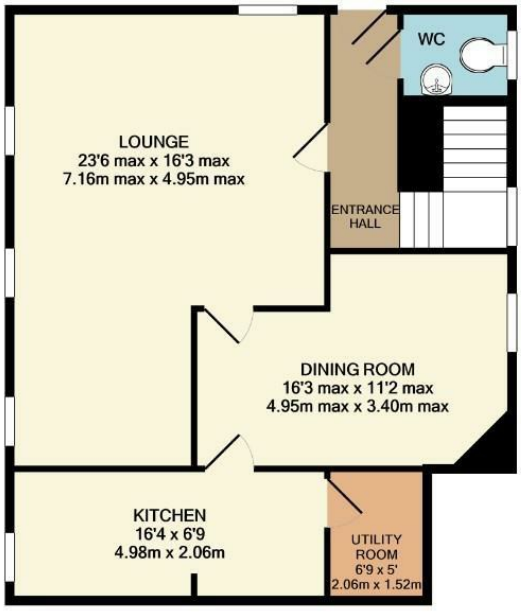


- ***No Onward Chain***
- Three Double Bedroom Grade II Listed End Townhouse
- High Ceilings Throughout
- Modern Kitchen With Utility Room
- Two Reception Rooms
- Master Bedroom With Dressing Room And En Suite Shower Room
- Private Lawned Gardens To Both Front And Rear
- Walking Distance To Village Amenities And Train Station
- Set In Extensive Landscaped Grounds
- Council Tax Band F

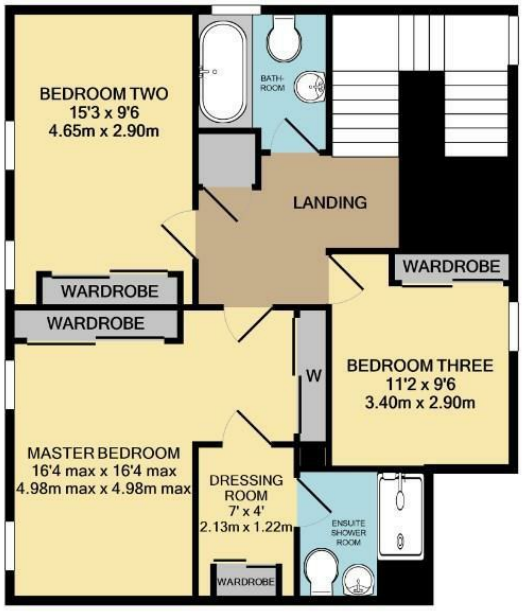








GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.5 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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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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