

Harrison Robinson

Estate Agents



4 Clock Tower High Royds Fold, Menston, LS29 6GU
Price Guide £495,000



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GROUND FLOOR

Reception Hall

Wide stone steps lead to the solid timber entrance door with transom light which opens into a welcoming and spacious, recently tiled entrance hall. Doors from here lead into a generously proportioned lounge, good sized dining kitchen and cloakroom/W.C. Large porcelain floor tiles, deep skirtings, high ceilings add to the feeling of space. A return carpeted staircase with solid timber balustrading leads to the first floor landing. Useful, under stairs storage cupboard, radiator.

Dining Kitchen

18'0" x 13'5" (5.5 x 4.1)

A spacious and very well presented dining kitchen fitted with a comprehensive range of grey cabinetry and drawers with granite worksurfaces and upstands. Integrated appliances include fridge/freezer, dishwasher, washer/dryer, electric oven, microwave combination oven, wine cooler and four ring gas hob with glass splashback and extractor over. Inset sink with black, instant hot water tap. There is space for a large family dining table making this a most sociable space. Three, tall double glazed sash windows allow ample natural light. Continuation of the porcelain floor tiles, two radiators, downlighting, extractor.

Lounge

19'4" x 13'1" (5.9 x 4.0)

A generously proportioned lounge with six double glazed windows with fitted plantation shutters allowing natural light and lovely views. Deep windowsill, carpeted flooring, radiator, deep skirtings. There is ample room for comfortable furniture with the high ceilings, again, adding to the feeling of space.

Cloakroom / W.C

Beautifully presented with low-level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and attractive, herringbone style tiling to one wall. Complementary floor tiles, radiator, obscure double glazed window with attractive plantation shutter. Downlighting, extractor.

FIRST FLOOR

Landing

A return carpeted staircase with attractive, solid timber balustrading leads to a half landing, where a tall double glazed sash window with plantation shutters allows ample natural light. Radiator, room for an item of furniture. Further stairs lead to the first floor landing, where doors open into three good sized bedrooms, the master benefitting from an en suite shower room, and the stylish house bathroom.

Master Bedroom

16'8" x 13'1" (5.1 x 4.0)

An immaculately presented double bedroom to the front of the property with three, tall double glazed windows with plantation shutters affording delightful views across parkland and to the hills beyond. Carpeted flooring, radiator, ample room for bedroom furniture. Doors open into a useful storage cupboard and a beautiful ensuite shower room.

En Suite Shower Room

A luxury en suite shower room with low-level W.C. with concealed cistern and handbasin set in a vanity drawer with wall mounted, chrome mixer tap. Separate shower cubicle with thermostatic drench shower plus additional attachment with attractive, herringbone style wall tiling. Complementary floor tiles, tall, chrome, ladder style heated towel rail, downlighting, extractor.

Bedroom Two

13'5" x 9'6" (4.1 x 2.9)

A good sized double bedroom, again to the front of the property, with three, tall double glazed windows with plantation shutters enjoying the beautiful view across parkland and the countryside beyond. Carpeted flooring, radiator, high ceilings add to the feeling of space.

Bedroom Three

10'2" x 8'2" (3.1 x 2.5)

A large single bedroom with two, large sash windows with plantation shutters, carpeted flooring and a radiator. Floor to ceiling, deep fitted wardrobes providing excellent storage. Currently arranged as a study, this room is flexible in use.

Bathroom

An immaculately presented, three-piece house bathroom with low-level W.C. with concealed cistern, handbasin set in a vanity drawer with wall mounted controls and chrome mixer tap and panel bath with thermostatic shower with wall mounted controls and glass screen. Additional, retractable shower attachment, attractive wall tiling, complementary floor tiles. Tall, chrome, ladder style heated towel rail, downlighting, extractor. Tall double glazed window with plantation shutters.

OUTSIDE

Outside the property one can enjoy the immediate delightful communal gardens whether there are paved areas and borders housing attractive planting. Close to the property there is a small private quiet courtyard area for residents to enjoy.

ALLOCATED PARKING

The property benefits from two, allocated parking spaces, one being directly opposite the entrance door.

NOTES

The property is Freehold and Grade II Listed.

We are advised by our vendor that there is a monthly service charge of £265, reviewed annually, to include maintenance of all the communal garden areas in the High Royds development, external maintenance of the building, use of the Ball Room and buildings insurance.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

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

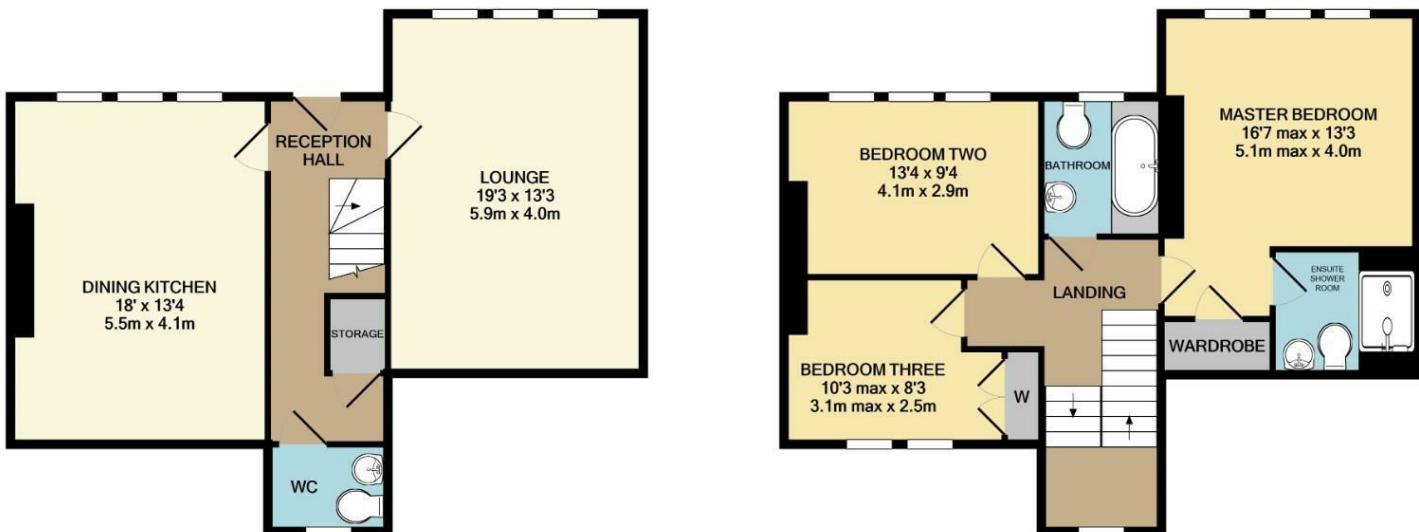
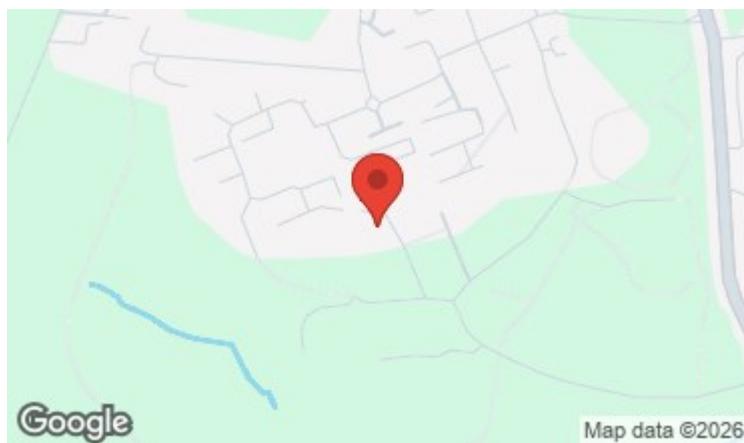
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Three Bedroom Grade II Listed Semi Detached House
- Beautifully Presented With Neutral Decor Throughout
- Spacious Dining Kitchen
- High Ceilings Adding To The Feeling Of Grandeur
- Master Bedroom With En Suite Shower Room
- Highly Regarded Location With Use Of The Ballroom In The Exclusive Clock Tower
- Use Of Beautifully Landscaped Communal Grounds
- Close To Excellent Schools
- Walking Distance To Train Station And Village Amenities
- 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> | | |
| England & Wales | EU Directive 2002/91/EC | |



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TOTAL APPROX. FLOOR AREA 1227 SQ.FT. (114.0 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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