



- Superb living, dining kitchen.
- Spacious through lounge.
- Office and games room.
- Downstairs cloakroom and utility.
- Integral garage.
- Master bedroom with ensuite.
- Large driveway with parking for several cars.
- Potential to extend (STPP).
- Central Menston village location.

This gorgeous three bedroom detached home could not be more centrally located in Menston, perfect to get to both the train station or school on foot, tick one a location second to none.

The downstairs accommodation with dining living kitchen, spacious through lounge, office, bar/games room, utility and downstairs cloakroom- there's oodles of space for a family. The layout is also ideal, with patio doors off both the dining kitchen and games room, they really bring the outside in. This is a great property for entertaining, it must be a great party pad!

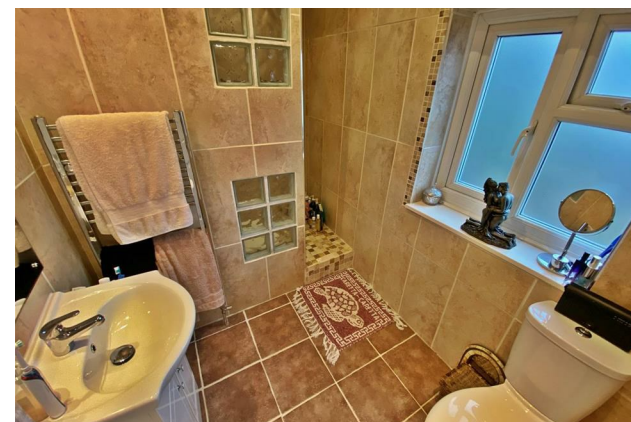
And with so many people currently working from home the office is a great addition, this property was previously a doctors surgery so there's even the potential to re-jig the layout, to have a separate external entrance to have an office completely separate from the rest of the house or a downstairs bedroom perhaps? All subject to the necessary permissions of course.

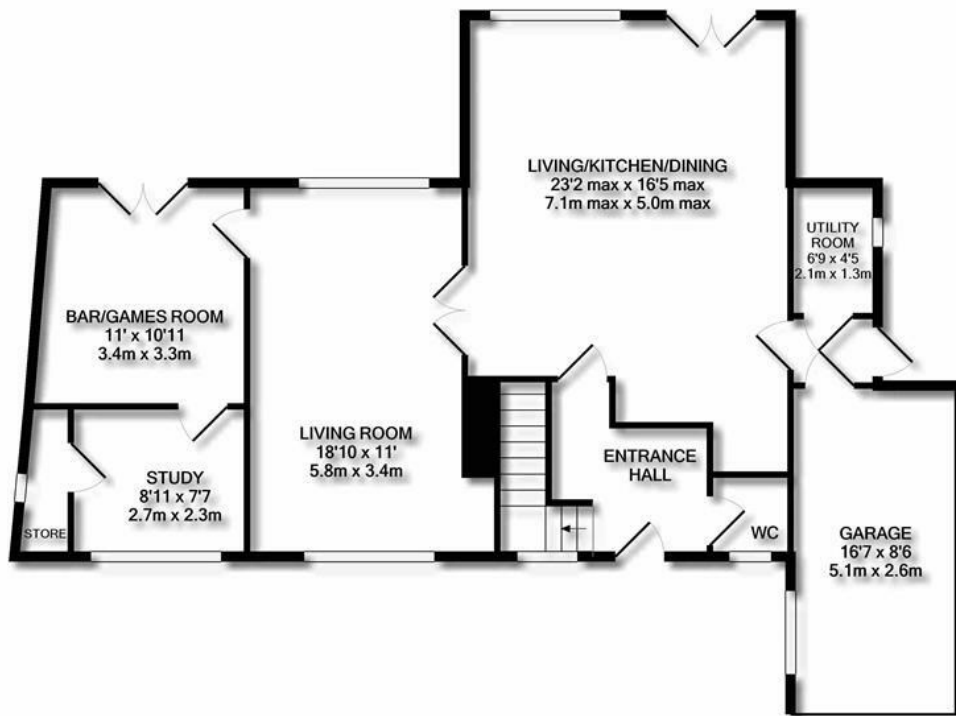
Upstairs on the first floor again the design of this property really works, three double bedrooms, all with built in wardrobes, the master bedroom with ensuite and a modern family bathroom.

There is further potential to extend to create a fourth bedroom over the games room and office (STPP).

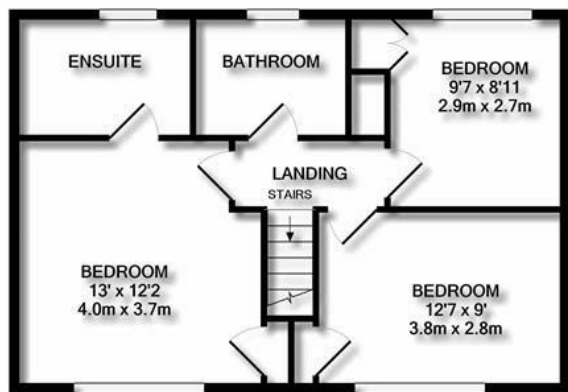
Attached to the property is a single integral garage, anyone who runs a small home business would have the perfect stock space here, similarly with bikes, scooters pushchairs or a prized vehicle, this garage space is sure to be used!

The rear garden of this property is also a delight, beautifully private and fully enclosed as well as being perfectly exposed to catch the afternoon and evening sun. Children have ample space to run around on the lawn, whilst there is a generous patio and deck, with hot-tub, what a great space to barbeque!



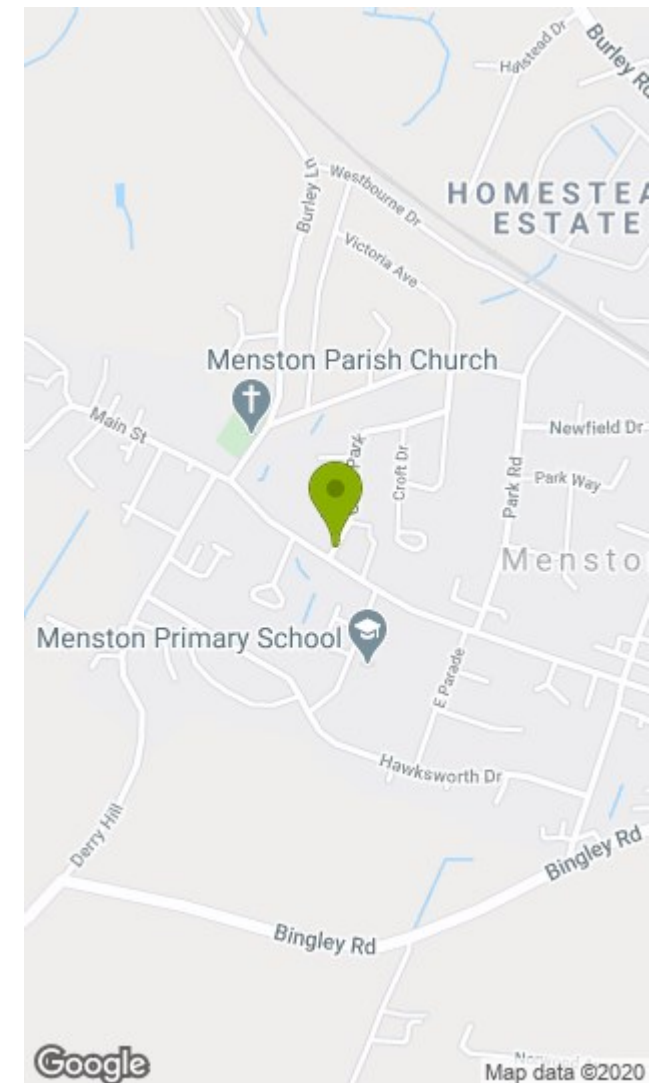


GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

