



- Detached bungalow.
- Two bedrooms.
- Recently fitted kitchen.
- Modern bathroom with walk-in shower.
- Garage and carport.
- Good size Living/ Dining room
- Large modern Conservatory.
- Private rear garden.
- Central Menston location.



Set back from the road, this attractive bungalow quite simply ticks all the boxes for bungalow living, and all fully refurbished so absolutely no works required. Briefly comprising a fitted kitchen, lounge, conservatory, two bedrooms, a bathroom and cloakroom everything is in impeccable order throughout.

Built in the 1960s this bright and welcoming home has a pretty garden to the front with a well laid path, leading to the glazed front door. On entering the house there is a good sized hallway with a handy cloak room to the left hand side.

To the right is the lounge, which is very spacious, plenty of room for a large lounge suite. With a comfy carpet underfoot and a central electric fire, this is a cosy room which is filled with light streaming in through the bay window.

Off the central hallway is the kitchen which has been fully refitted with all the integrated appliances you could require, with cream fronted units and a contrasting dark worktop, it totally suits the property, very modern but not too bling! With a rear door leading directly to the driveway, very practical for bringing in the weekly shop without needing to traipse through the rest of the house.

Also located off the central vestibule is the bathroom which has been refurbished to include a walk in shower, much more practical than clambering in and out of the bath.

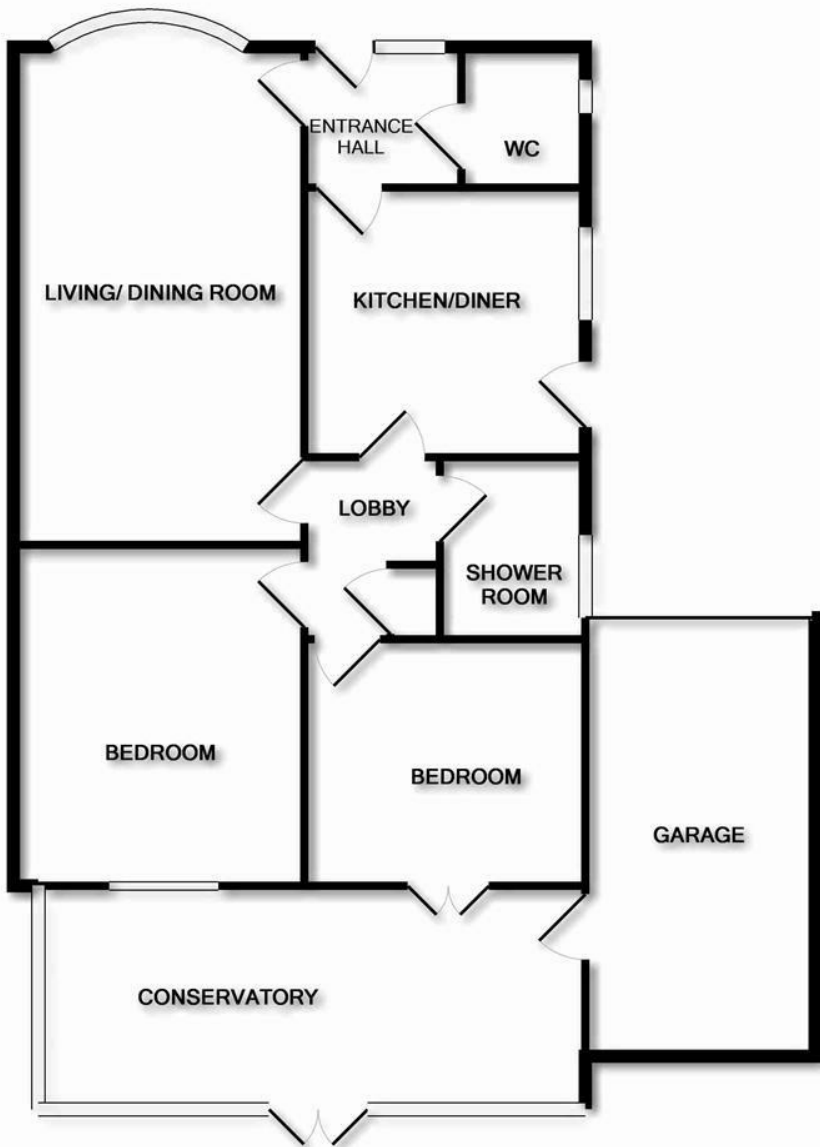
There are two bedrooms to the rear of the property. The main bedroom is very spacious and no expense has been spared when fitting wardrobes there is simply loads of space- it is so much easier to keep things tidy when everything has a place!

The second bedroom is to the rear of the property, guests will enjoy their breakfast in the conservatory which is directly accessible from this bedroom.

A large conservatory has recently been added to the rear of the property, it is huge and so peaceful, it could serve a variety of uses, second sitting room, dining room, or music room perhaps- the choice is yours.

The outside of this property is as practical and well maintained as its interior. With a pleasant lawn area to the front of the property, an ample driveway, carport, garage and garden to the rear. There is plenty of space to potter or relax and find sun or shade-whatever your preference!





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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#### Entrance Hall

7'1" x 3'11" (2.17m x 1.21m)

#### Living Room

19'9" x 11'6" (6.03m x 3.53m)

#### Kitchen

10'11" x 10'8" (3.33m x 3.26m)

#### Main Bedroom

13'6" x 11'6" (4.12m x 3.53m)

#### Bedroom

11'1" x 9'0" (3.40m x 2.75m)

#### Conservatory

22'8" x 8'10" (6.93m x 2.70m)

#### Shower Room

7'3" x 5'7" (2.21m x 1.72m )

#### W/C

7'3" x 5'7" (2.21m x 1.72m )

#### Garage

17'4" x 9'0" (5.29m x 2.75m)



| 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>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|   |           | <b>84</b> |
|   | <b>59</b> |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
|   |           | <b>84</b> |
|   | <b>55</b> |           |
| EU Directive 2002/91/EC   |           |           |
| England & Wales   |           |           |



