



- 2 Bedroom mid terrace.
- Kitchen Dining room.
- Nice size living room.
- South facing garden.
- Central Menston location.
- Allocated parking and visitors spaces.
- Loft space.
- Chain free.

Located in the heart of Menston village, this property comprises on the ground floor of a dining kitchen and lounge. The dining kitchen is to the rear of the property with a door opening out to the rear garden. There's no denying it could do with a spruce up, but it's great to have space for a table and chairs, far better than juggling a meal on your lap!

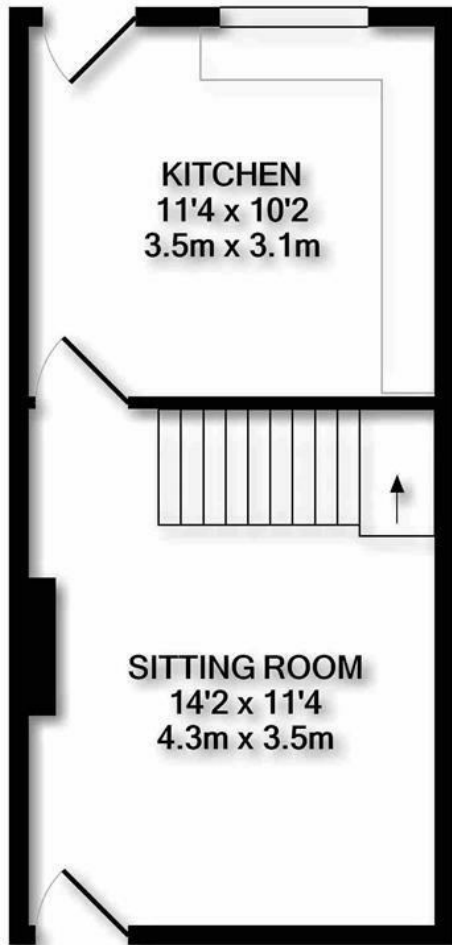
The lounge is to the front of the property, with a central fireplace, it's a lovely size, plenty of space for a comfy couch!

Upstairs to the first floor there are two bedrooms and a bathroom. Neutrally decorated, the master is a really good double and the second a good single with a built in cupboard. The bathroom with a white suite is perfectly usable, but in time it could be updated to bring it right up to date.

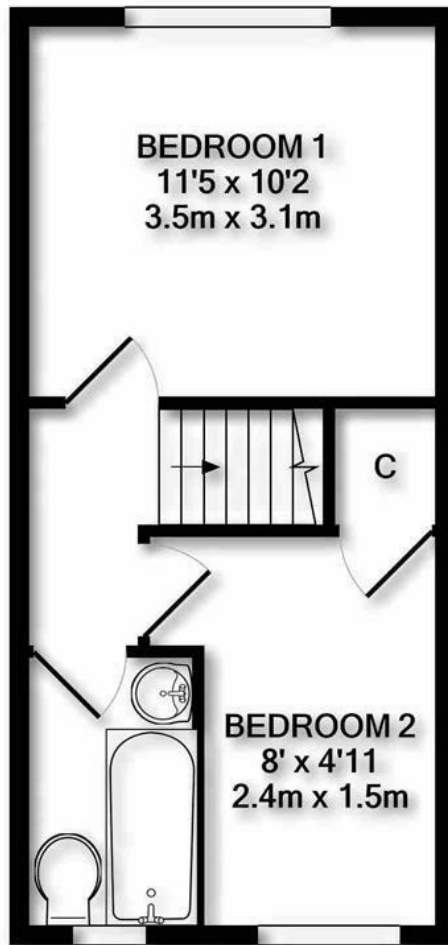
The exterior areas of this property are great, currently low maintenance gardens to the front and rear, a more green fingered buyer could have some real fun here, creating a superb outside space. Additionally there is a private parking space as well as plenty of visitors parking.

This a great first time purchase, an upsize from an apartment, a downsize or an investment, it's appeal is wide and therefore it's bound to prove a popular pick!

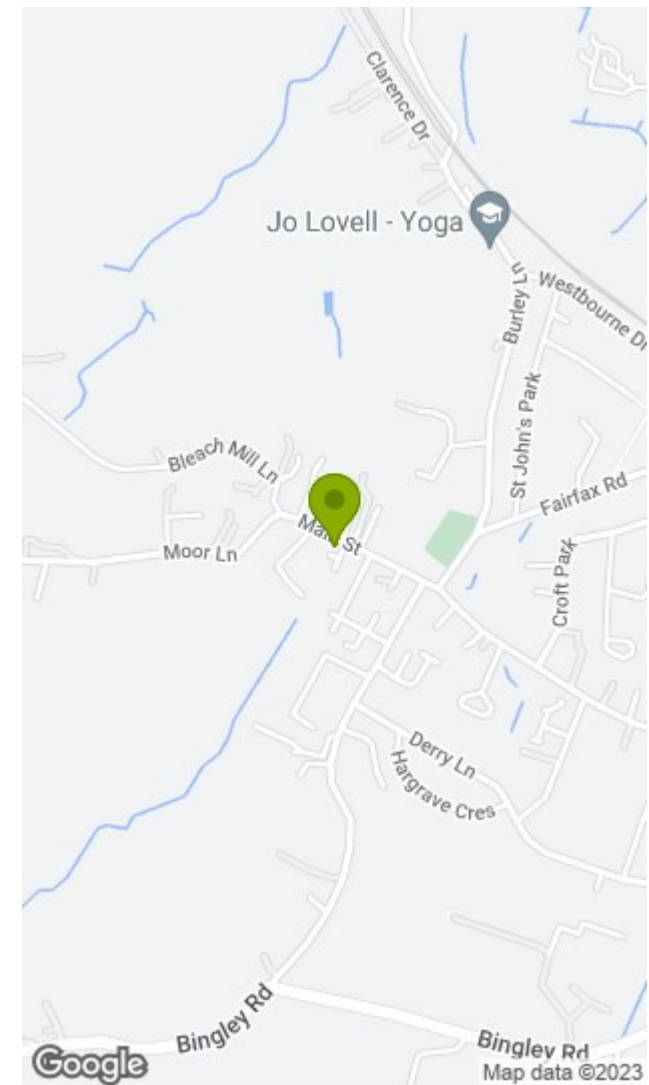




GROUND FLOOR



FIRST 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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

