



- Three bedroom duplex apartment
- Large lounge
- Recently refitted kitchen
- Bathroom and shower room
- Private garden
- Family room
- Good condition throughout
- Sought after Menston location
- CHAIN FREE

Entering the property into a generous entrance hall, which provides access to the kitchen, sitting room, two bedrooms and bathroom which are all located on the ground floor of this apartment. The current owners have converted the downstairs space, which is now accessible via a spiral staircase located off the entrance hall.

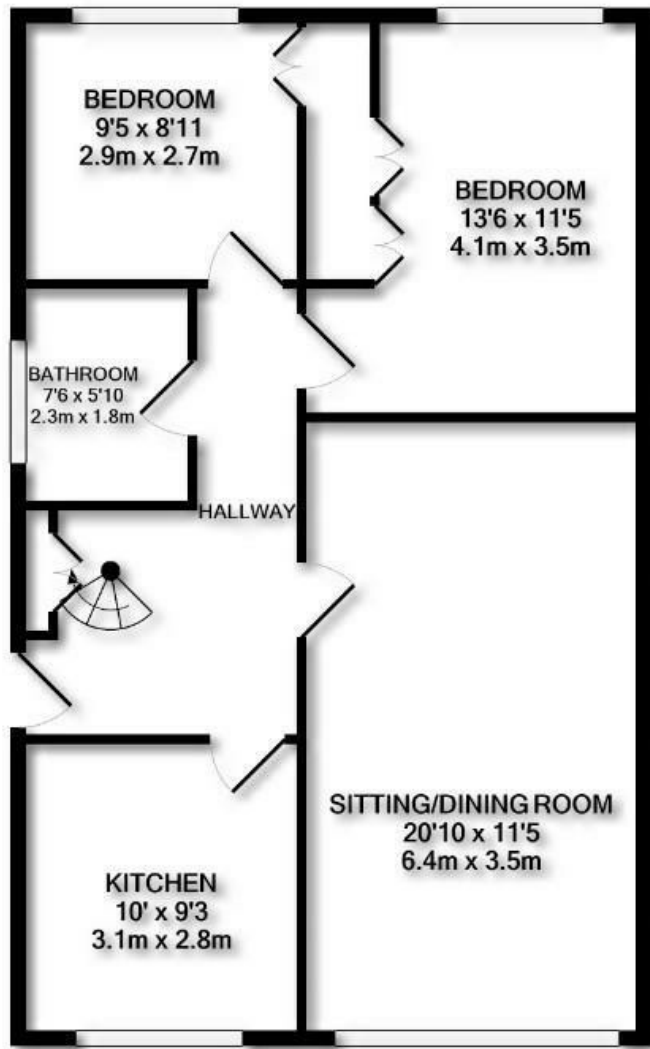
The lounge is a superb size with a large picture window and beautiful parquet floor, it is filled with light and looks over your own private front garden. The kitchen has recently been refitted in a practical u-shape with plenty of cupboard and worktop space, with an integrated oven and hob and room/plumbing for those other essential appliances. The kitchen also has underfloor heating.

There are two bedrooms on this floor, both with built in wardrobes, there is no lack of storage in this property. Completing the accommodation on the ground floor is a well fitted bathroom with white suite including a bath with electric shower over.

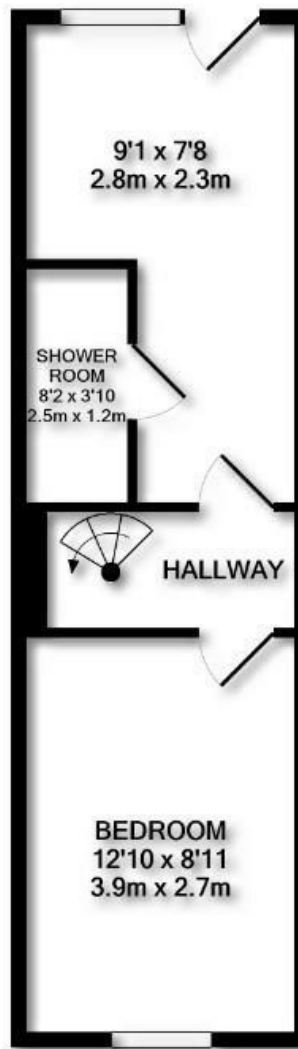
Down to the basement level, what a pleasant surprise, another double bedroom, shower room and family room. This space is really versatile it could be used for guests, teenagers, as a home office, the choice is yours the space is available!

To the front of the property is a private garden, highly unusual for an apartment but a lovely added extra.





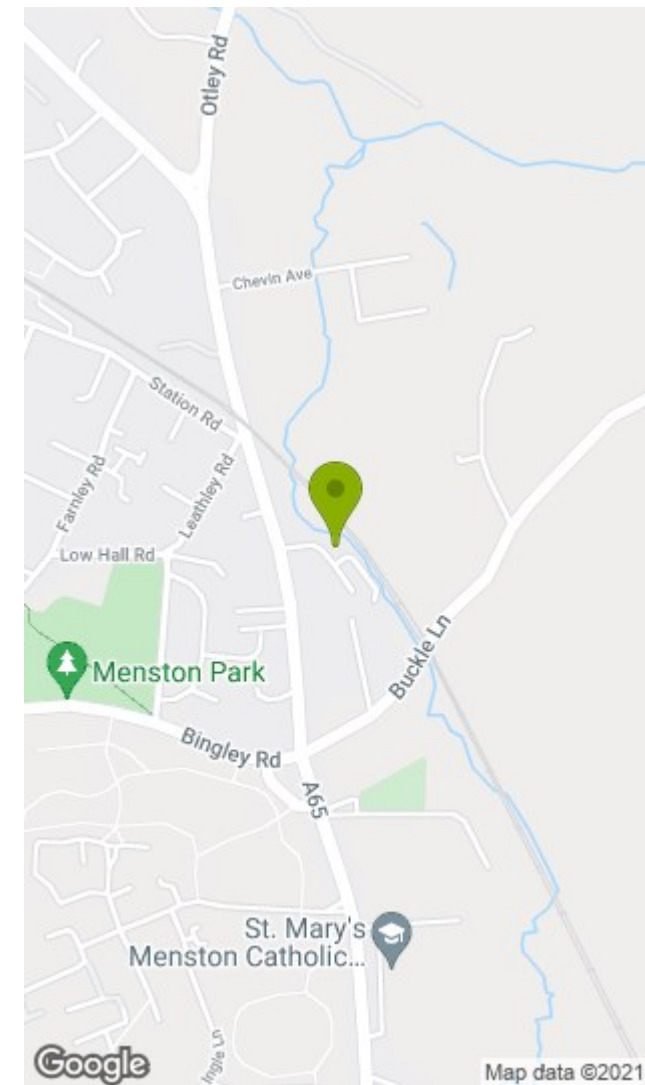
GROUND FLOOR



BASEMENT LEVEL

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		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

