



- No chain
- Link-detached property
- Cul-de-sac situation
- Central Menston location
- In need of updating
- TWO double bedrooms
- West facing courtyard garden
- Off street parking
- Garage en-bloc
- First-time buyers / Downsizers

Nestled away in a delightful cul-de-sac just off the centre of Main Street, this property could be a hidden gem! Stepping into a spacious hallway, you have a handy downstairs WC and a cloakroom which houses a modern boiler to the left. And to the right, we find a good sized, square kitchen diner. In need of a refurb; with modern fittings and appliances, this is sure to be a space in which you will spend a lot of your time! Back to the hallway - through to the living room which stretches the entire width of the property. A little redecoration and a new carpet are all this room requires to make it your own. The conservatory, off the lounge is a lovely space, giving access to the garden.



An open staircase leads to a galleried first floor landing which is open and light. Off it are two good sized double bedrooms and a generous shower room.

The master bedroom, to the rear of the property, is a really lovely size; benefitting from a full bank of built-in wardrobes. The second bedroom is also spacious with fitted storage. The shower room functions perfectly well and has had a walk-in shower fitted.

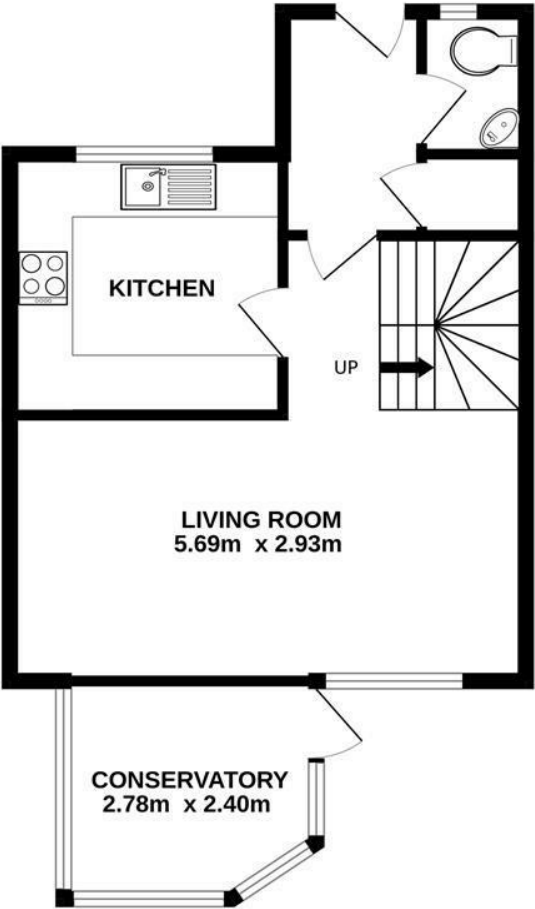
The external part of this property will not disappoint - with private parking to the front, a garage en-bloc just opposite, and a low maintenance, private courtyard garden to the rear. With a West facing aspect, this is a peaceful suntrap in the afternoon/evening.



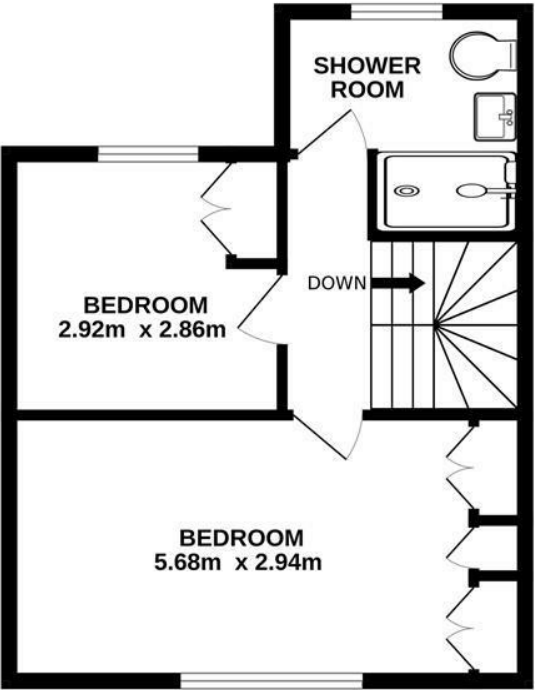
This property will have widespread appeal - a first-time buyer, perhaps a downsizer or an investor looking for a project/rental prospect.



GROUND FLOOR
43.5 sq.m. approx.



1ST FLOOR
37.1 sq.m. approx.



TOTAL FLOOR AREA : 80.6 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

