



- Character stone terrace
- Two bedrooms
- Basement for storage / utilities
- SOUTH facing courtyard garden
- Cul de-sac situation
- Central Menston location
- CHAIN FREE

In need of modernisation throughout this property maintains its beautiful external character. Set over four floors, it is generous in size and must be viewed to appreciate all the potential on offer here! Set in a fantastic location and with Menston park just over the road, you could hardly ask for a better starting point!

On entering the property through a courtyard garden to the front, is a hallway, with access off to both the lounge and a first-floor stairs. The lounge is a good size and, although in need of a spruce, this is mostly cosmetic. Not one, but two windows fill the room with light. There are built in shelves and the fireplace could be opened back up to reinstate an open fire or log burner. Off the lounge through an archway is the kitchen and access down to a large cellar. Split into two separate rooms, this is a fantastic storage space and could be developed into more usable living should one so wish. There is plumbing, power and lighting down here, so it is set up for utilities!

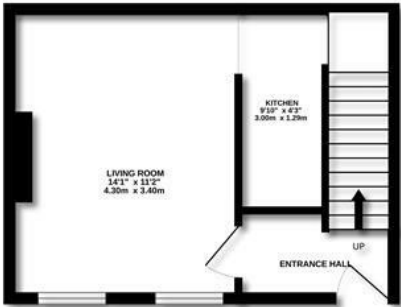
The first floor is similarly in need of some 'TLC', but again offers plenty of space. An L-shaped master bedroom is good double and just needs redecoration. The bathroom is in need of a makeover, but is a fully functioning three-piece suite, including shower over bath and there is a really good sized airing cupboard. Along the landing and up to the second bedroom - this would be ideal for a child's bedroom or an office.

The courtyard garden to the front is SOUTH facing and does even have the potential for a parking space, should the front wall be removed.

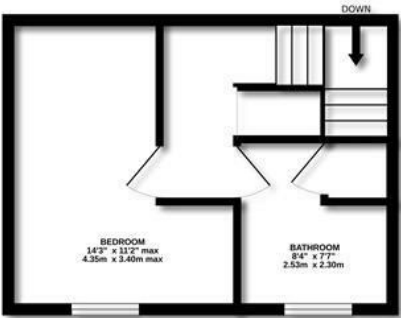
This is a fantastic opportunity for someone to make a real stamp on a character property by accentuating those features whilst complementing them with a sleek modern finish.



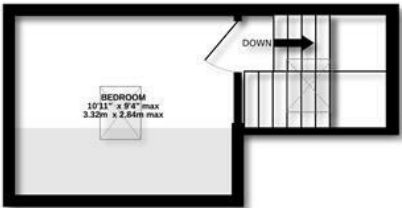
GROUND FLOOR



1ST FLOOR



2ND FLOOR



BASEMENT



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

