



- Stone built character property.
- Super dining kitchen.
- Lounge with log burner.
- Converted basement cinema room and cloakroom.
- Two double bedrooms.
- Stunning bathroom.
- South facing courtyard garden.
- Sought after Menston location.
- Close to park and station.

Located in the centre of Menston village with the glorious park just across the road, this super property welcomes you in to its dining kitchen, the first tick in the box, it can be tricky to find a kitchen this spacious and well equipped in this price range. This kitchen is a really sociable space, where you can enjoy a meal with family and friends.

Through to the lounge, which is a lovely spacious room, with stripped wooden floors and high ceilings, it is a comfy, cosy room with a lovely log burning stove- bliss!

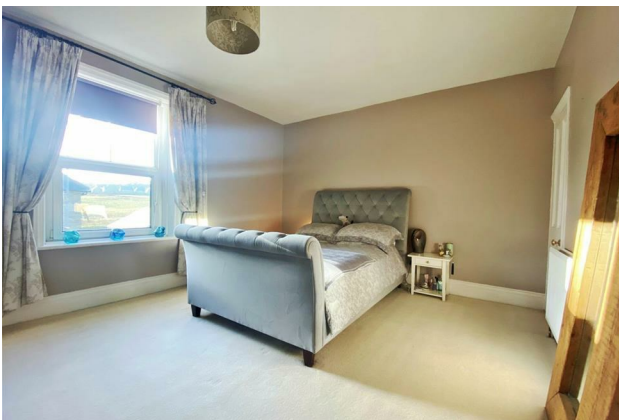
Downstairs to the cellar which has been fully converted now comprises a cinema room and cloakroom. This conversion is a real success, it has been beautifully finished and if you want to watch a film with the surround sound on full, there is no risk of disturbing the neighbours! With a sofa bed this versatile space also serves as an occasional bedroom.

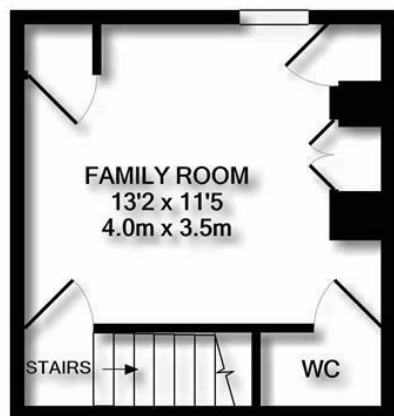
Upstairs to the first floor the master bedroom is delightful, a really good double with a huge walk in wardrobe and beautiful feature fireplace and being south facing it is a light and sunny room.

The bathroom for this property could feature in a glossy magazine for interiors, it is simply stunning. Its generous proportions mean that there is more than enough space for both a bath and shower. The roll top bath is stunning, the vintage style sink and heated towel rail the style of the bathroom suite is completely in keeping with the era of this property.

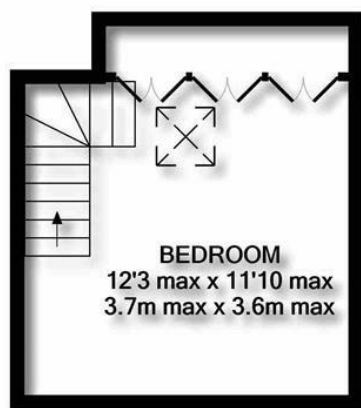
Upstairs to the second floor there is a second double bedroom, which like the entirety of this property is beautifully decorated in neutral contemporary colours. There is oodles of under eaves storage, children and guests alike will simply love this space.

To the exterior of the property there is a decked courtyard garden, which is south facing so perfectly placed to enjoy the afternoon and evening sun.

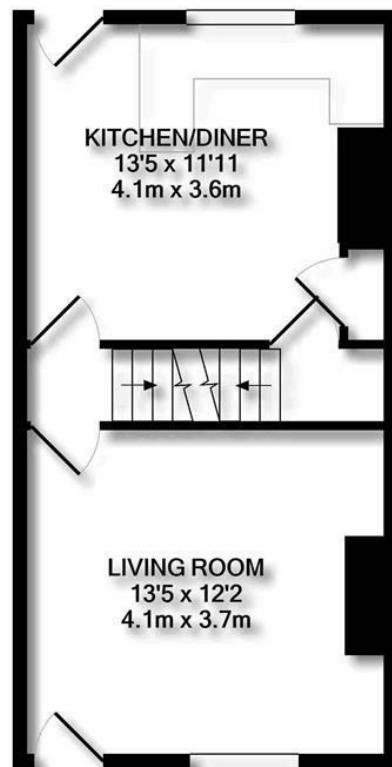




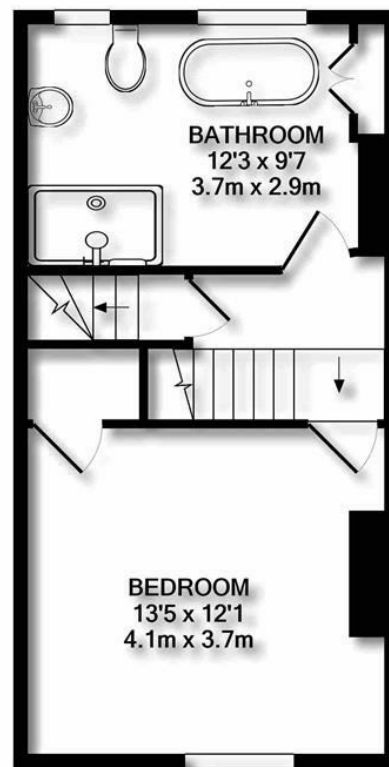
BASEMENT LEVEL



2ND FLOOR

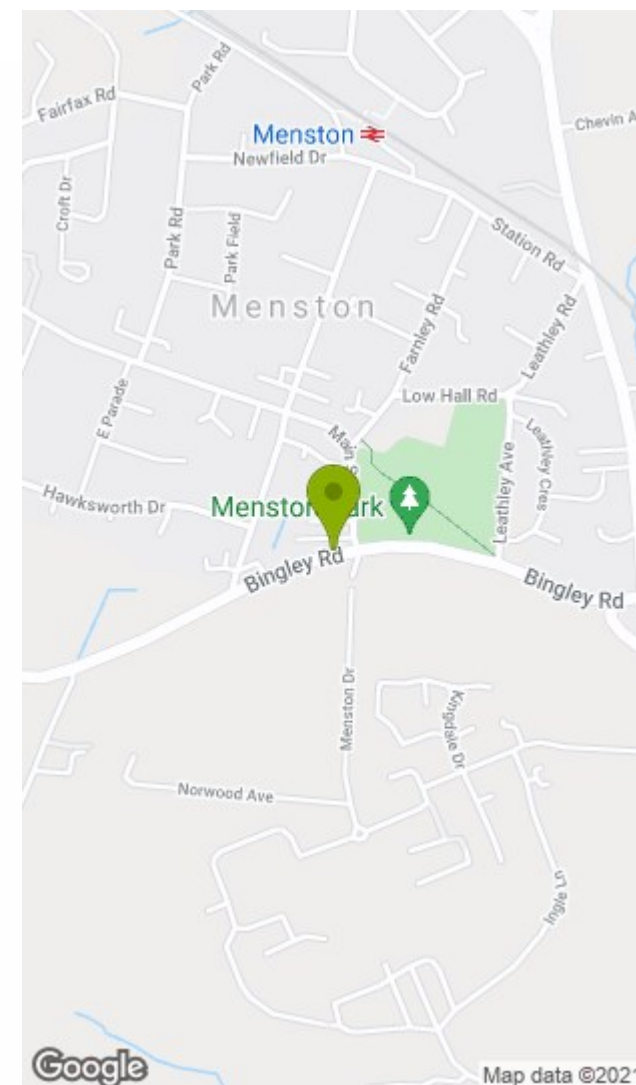


GROUND FLOOR



1ST 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	70
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		
	47	65
EU Directive 2002/91/EC		
England & Wales		

