



- Three bedroom semi detached property.
- Potential to extend and/or modernise
- Superb central village location.
- Separate dining room and kitchen.
- Chain Free.
- Driveway and garage.
- Master bedroom with fitted wardrobes.

Location Location Location- situated one street back from Menston Park, this three bedroom semi-detached property has been loved for years and now needs some caring new owners to spruce it up and make it their own.

The lounge is off to your left, it is a lovely size, light and bright, with a large bay window.

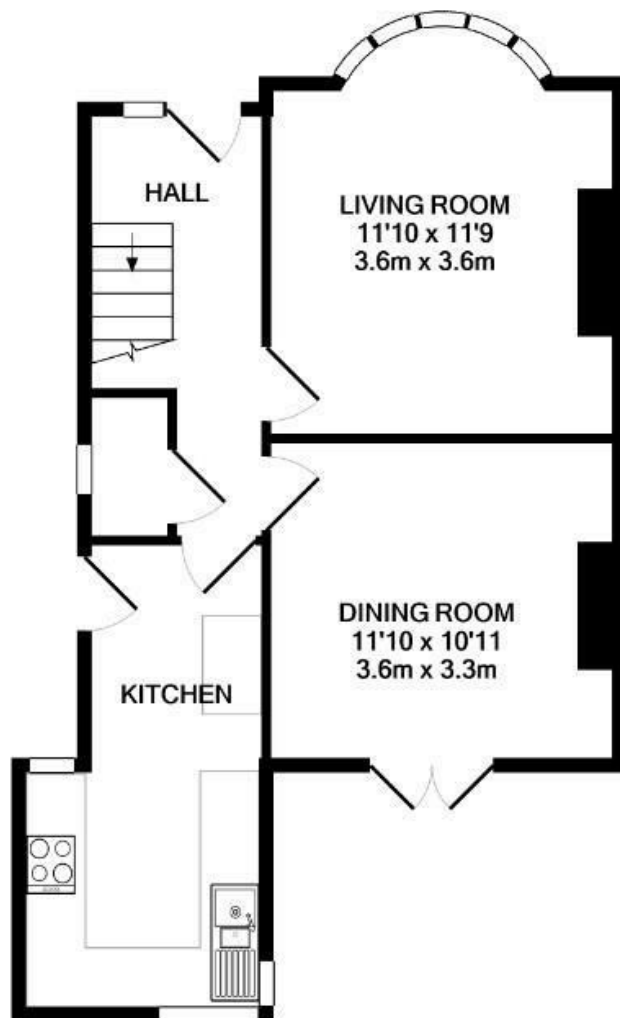
To the rear of the property, there is a dining room, which a lovely size which is adjacent to the kitchen. There is some serious potential here to create an open plan dining kitchen which so many families yearn for these days!

Upstairs to the first floor there are three bedrooms and a bathroom. Two of the bedrooms are good doubles, and the third a single. The bathroom is fitted and perfectly functional, but at some point the next lucky owners of this property may refit with a more contemporary suite.

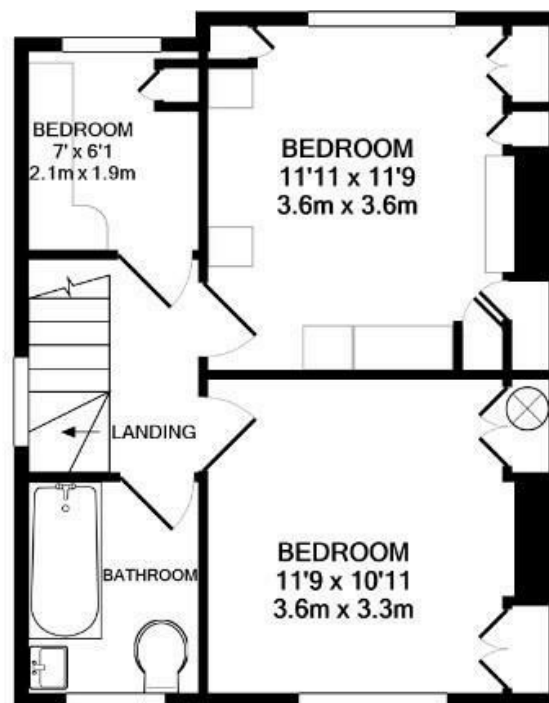
To the exterior of the property, there is a large driveway, garage and gardens to front and rear. A number of neighbouring properties have extended to the side, subject to planning permission the new owner may wish to do the same.

There is no doubt this property would benefit from some modernisation, but with some vision and a little elbow grease, this property has so much potential, it's fabulous!





GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 SQ.M.)

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		
		83
		68
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		

