



- Chain Free. DU59 VKJ
- Three bedroom semi-detached home.
- Sought after central Menston location.
- Potential to create open plan dining kitchen.
- Off street parking for 3 cars.
- Good size rear garden.
- Great potential.



In need of loving new owner, this semi detached 3 bedroom family home is situated on Moorfield Avenue, in the centre of Menston village. This delightful property has plenty of off road parking, a garage and garden- a great find for a couple or young family!

The property briefly comprises on the ground floor an entrance hall, kitchen, and open living/ dining room with patio doors, this may be exactly the configuration you are looking for, but it has the potential to create a more open plan space.

Upstairs to the first floor, there are three bedrooms and a bathroom. Two of the bedrooms are doubles and the third a single. The perfect layout for a couple or family. The bathroom is a good size just waiting for a contemporary white suite to bring it into line with boutique bathroom trends.

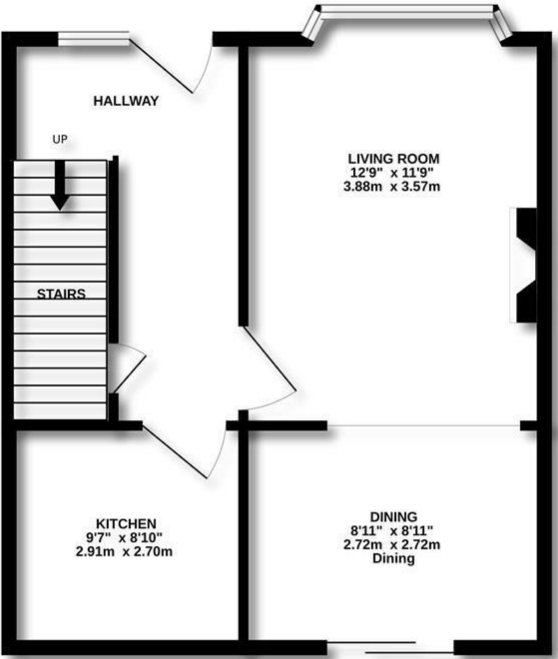
To the exterior of this property, there is a patio of the dining area, a good size lawn and garage. Nothing to stop you taking down the garage and replacing with a smaller shed if you want more room and adding more space for the kids to run around.

There is a long driveway to the side of the property, which means there is space and potential to extend further, should you wish, and provided you ask for the correct permissions (of course).

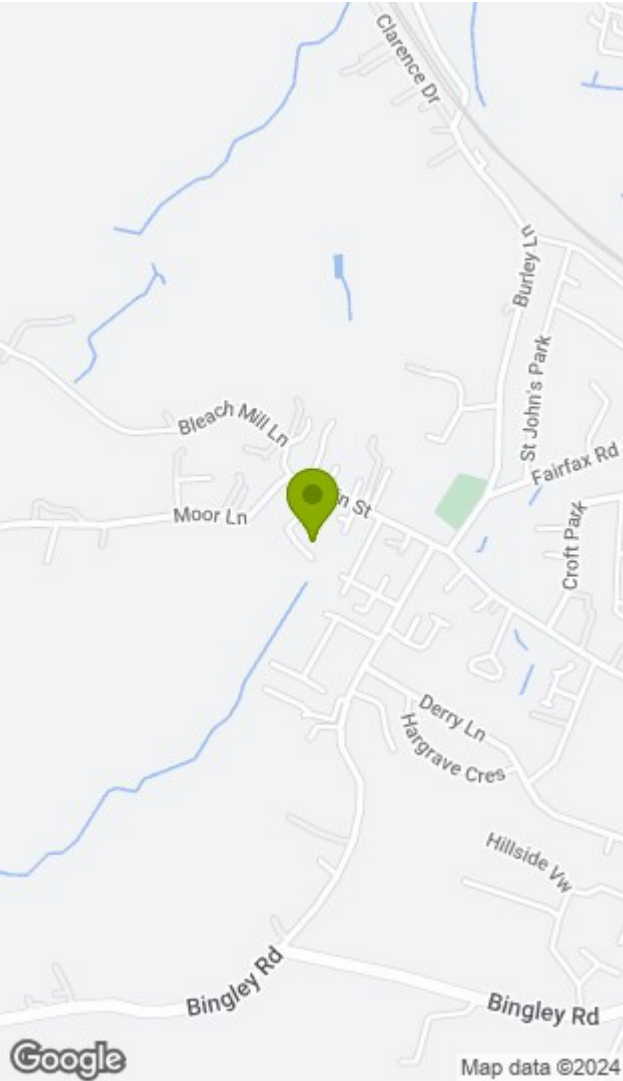
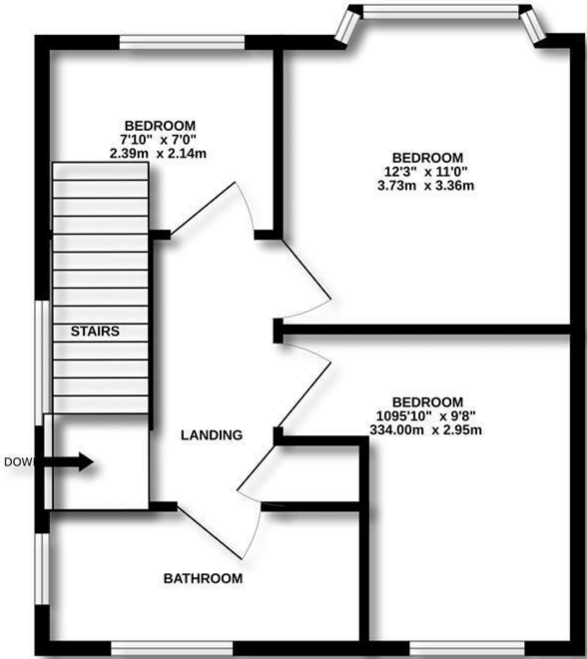
This home in a fab location, and with a bit of work it could be your new family home.



GROUND FLOOR



1ST FLOOR



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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



