



- Unique two bedroom home.
- No work required.
- Light spacious lounge
- Luxury fitted kitchen.
- Contemporary bathroom with shower over bath.
- Courtyard style garden.
- Hallway with utility area.
- Central Menston village location.
- Quiet private road situation.

Set back behind a pretty front garden, which is the perfect spot to watch the world go by on a summer evening. This house is entered from the side into an entrance hall, which also doubles as a handy utility space, round to the right and leads through to the lounge on the left.

In then to the living room which is a really good size and is accentuated by the high ceilings and character features. This room is flooded with plenty of natural light due to the large windows to front and side. The cool contemporary decoration beautifully complements this character filled space, really the pictures speak for themselves!

The kitchen is located off the living room, beautifully fitted to a very high standard, with quartz worktops which cleverly incorporate a dining space. There are some lovely details such as the curved flooring trim, which zones the kitchen and lounge spaces perfectly.

The central stairway leading from the living room is unusually wide for a property of this size, it doubles back to create a fantastic galleried space with a huge South facing window. What a pleasure to look out and take in the views of the pretty gardens surrounding the property.

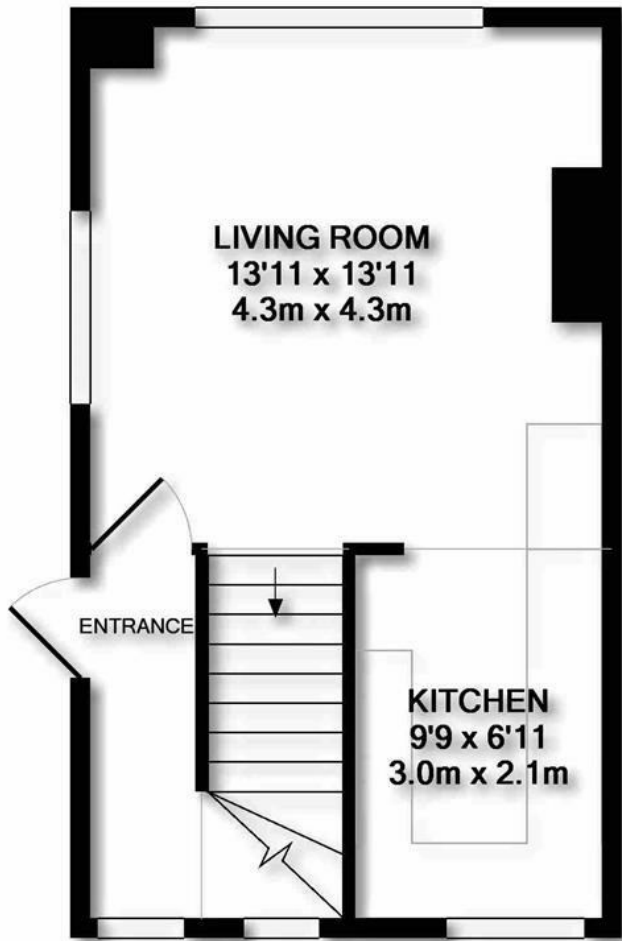
Upstairs there are two bedrooms and a bathroom. The master, as you may be beginning to imagine by now is stunning, light and spacious, and with a bank of fitted wardrobes, every detail has been thought of.

The second bedroom doubles as an office and with a full wall of south facing windows, makes for a fantastic workspace.

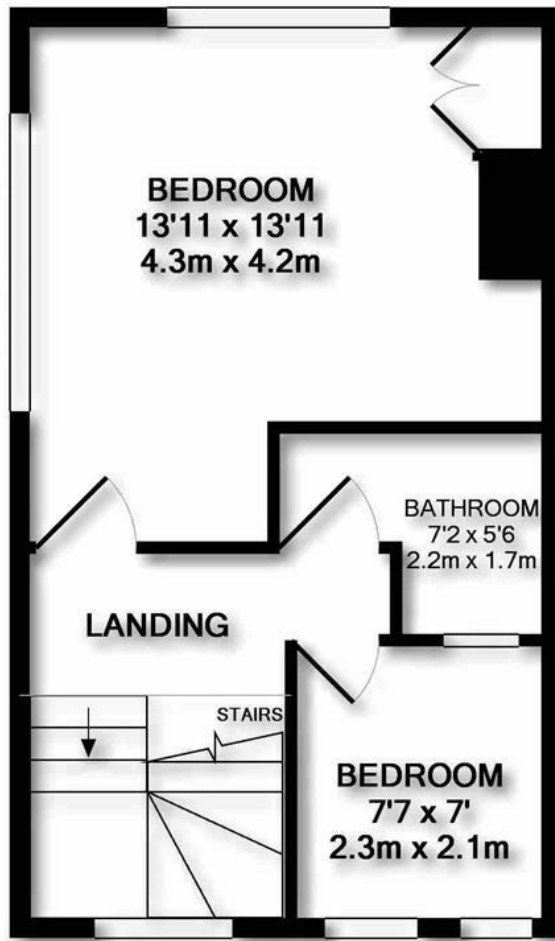
The bathroom is not huge, but perfectly practical and has been recently remodelled with a contemporary suite including a bath with a shower over.

The property was completely renovates in the last few years and no stone has been left unturned. During the renovation of this property, the gas central heating system was new, so too, were the kitchen and bathroom, rewiring (where necessary) as well as damp proofing. So now is your chance to enjoy the luxury, in the centre of a superb village!

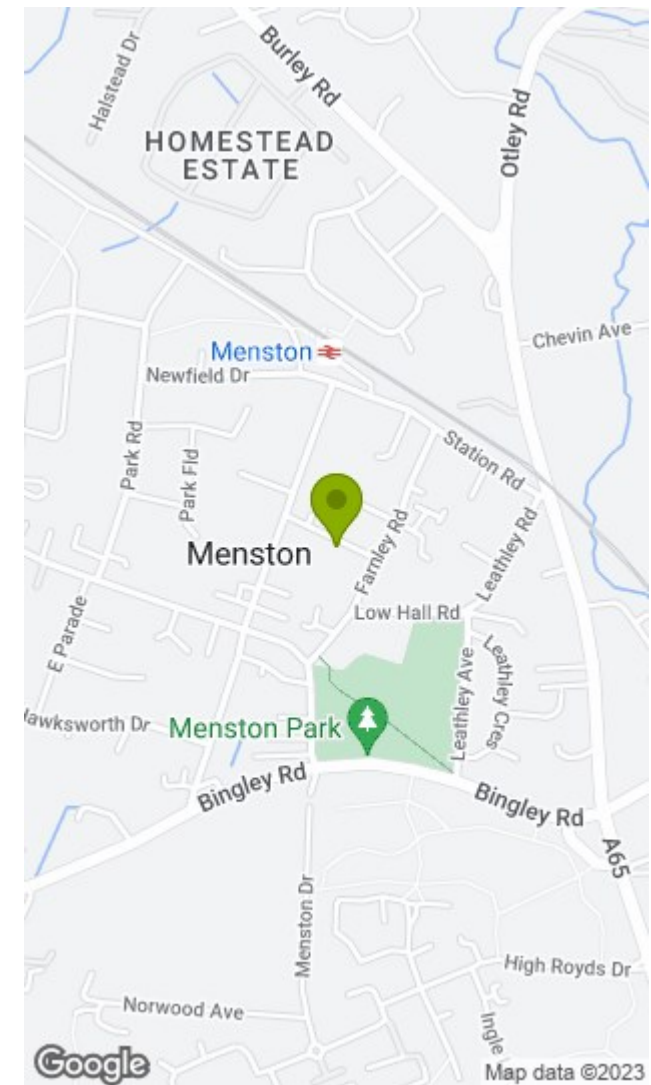




GROUND FLOOR



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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(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			
England & Wales		EU Directive 2002/91/EC	

