



- Three bedroom semi-detached property.
- Potential to modernise and extend (STPP).
- Modern Shower room.
- Spacious lounge.
- Breakfast kitchen.
- Downstairs cloakroom.
- Driveway and garage.
- Sought after Menston village location.
- Chain Free.

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.

Entering the property via the front door, a neat hallway leads off to the lounge, which is immediately to your left. This is a lovely bright room with two windows and a central fireplace. To the rear of the property, there is a breakfast kitchen. The kitchen is a lovely size and once you install sleek new units and appliances, there will still be space for a table and chairs. Or maybe you will choose to extend, adding in some patio doors to overlook the rear garden- there's so much scope to improve and modernise this property.

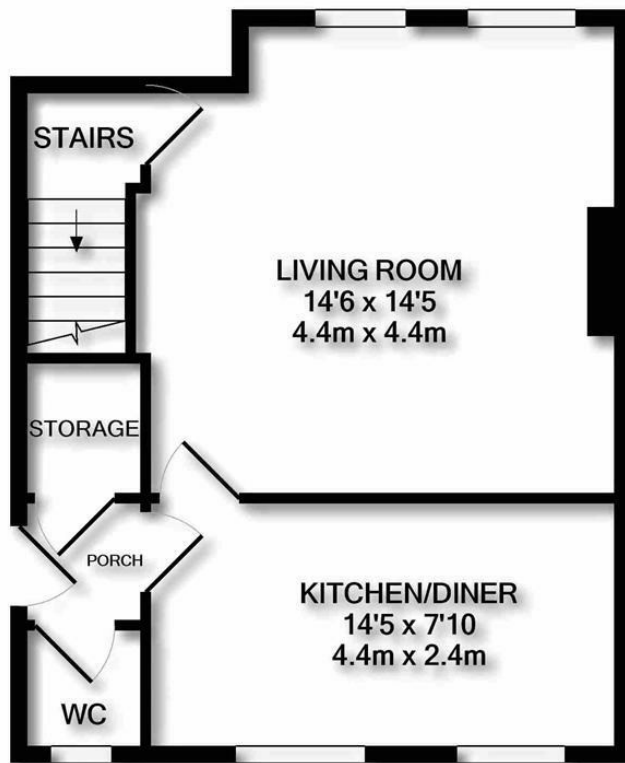
Off the kitchen, there is a handy rear vestibule, which also provides access to a downstairs cloakroom- a very handy addition in any house.

Upstairs to the first floor, there are three bedrooms and a shower room. Two of the bedrooms are doubles and the third a single. The shower room has recently been refurbished to a high standard.

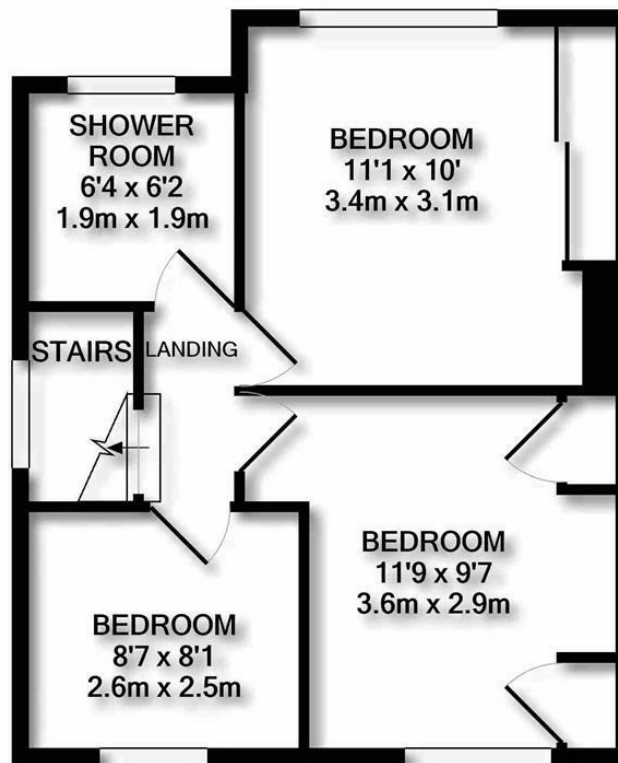
To the exterior of this property, there is a lawn a greenhouse and a garage, many of the surrounding properties have demolished the garage and replaced with a shed or summerhouse, maybe even a home office pod- very desirable right now!

It can't be denied that this property needs modernising and updating, but the potential and position of this property make it a must-see!!!





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		
		85
		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		
		82
		67
EU Directive 2002/91/EC		
England & Wales		

