



- Three bedroom semi detached home.
- Superb dining kitchen.
- Spacious lounge.
- Off street parking for 2 cars.
- Contemporary fitted bathroom.
- South facing Garden.
- Central Menston location.
- Quiet cul-de-sac.



Entering the property, a small entrance hallway separates the front door from the lounge. The lounge is a great size, with bay window to the front, it is light, neutrally decorated with the comfiest grey carpet underfoot.

Through then to the kitchen which has been extended to create a fabulous dining kitchen, with bi-fold doors, and Velux roof lights, it is a great space to spend time with family and friends. The kitchen has plenty of storage and workspace, the units are clean and white with a contemporary wooden worktop. With its central island with a gas hob and extractor as well as an integrated oven and dishwasher, this really is a turn key property, with no works required, Neatly hidden under the stairs is the downstairs cloakroom.

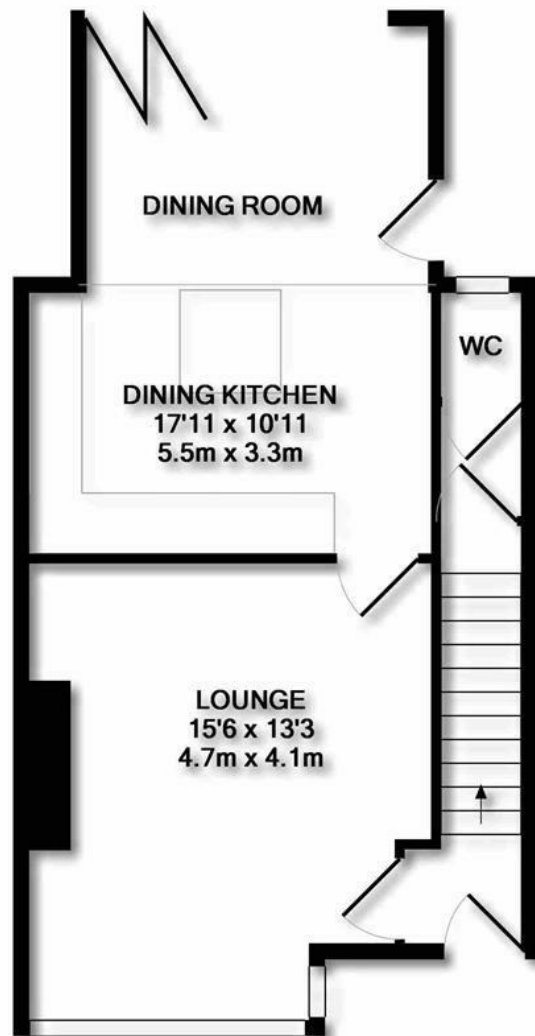
Upstairs to the first floor there are three bedrooms, and a house bathroom. The master bedroom is to the front of the property with a feature cast iron fireplace, and the built in contemporary wardrobes are also included in the sale. Again a bright neutrally decorated room- perfect for Mum and Dad!

The second double is to the rear of the property and the smaller third bedroom is perfect for a child or as an office.

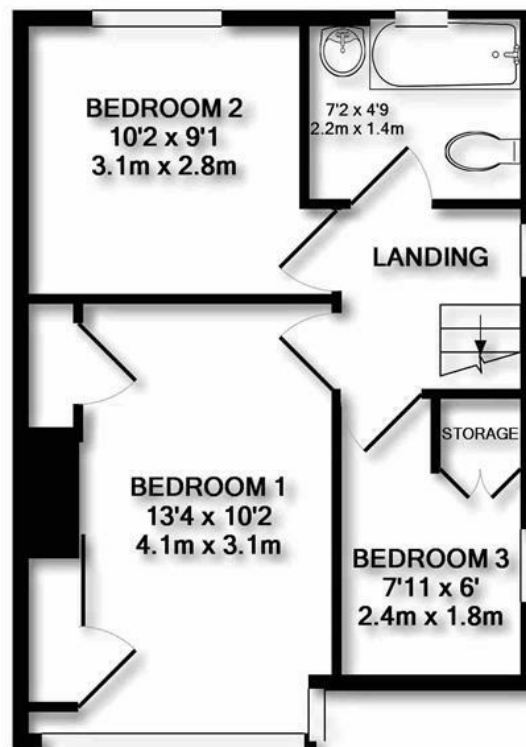
The house bathroom is neutrally decorated in white, with heated towel rail, bath with shower over, sink with vanity unit and overhead storage units; it is not large but makes really good use of the space available.

The exterior of this property is delightful as its interior, a generous tarmac drive to the front and to the rear of the property the garden is completely child safe, with a lawn, shed and patio area in Indian Slate. It is south facing, private and quiet-a little haven at the end of the day.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		86
	68	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		87
	66	
EU Directive 2002/91/EC		
England & Wales		



