



- Four bedroom semi detached family home.
- Open plan dining/kitchen/family room.
- Lounge with log burning stove.
- Utility room.
- Three double bedrooms.
- Lovely countryside views.
- Convenient location between Menston and Guiseley.
- Neutral contemporary decoration.
- Off street parking.

Nicely set back on a quiet crescent, with delightful countryside views to the rear, this property has plenty of space both inside and out, perfect for a family.

Entering the property to the front, the open plan living/kitchen/dining room is to your left and separate lounge is to your right.

The lounge is a large, bright, sunny room with bay windows at one end and a log burning stove, it is a lovely room, a grown up area, to relax and unwind at the end of the day.

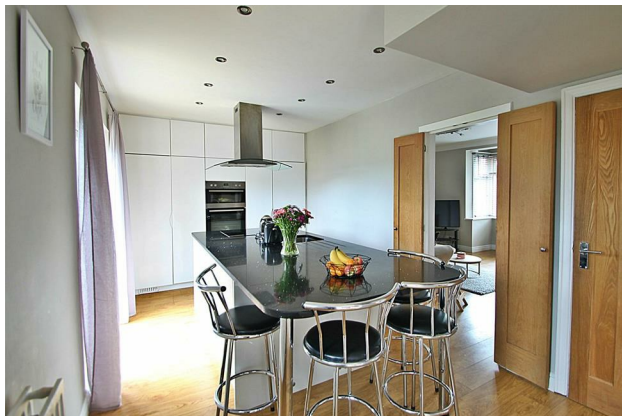
Through then to the open plan kitchen/living/dining room, one of the great advantages of this property is that there is so much living space, plenty of space for both adults and children alike. The I-shape layout of this space, means that whilst being open plan there are clear zones for cooking, dining, and TV watching! With patio doors leading onto the generous sized decked area and garden- it is a room where a family will enjoy spending time together. Off the dining kitchen is a handy utility another must have in any family home!

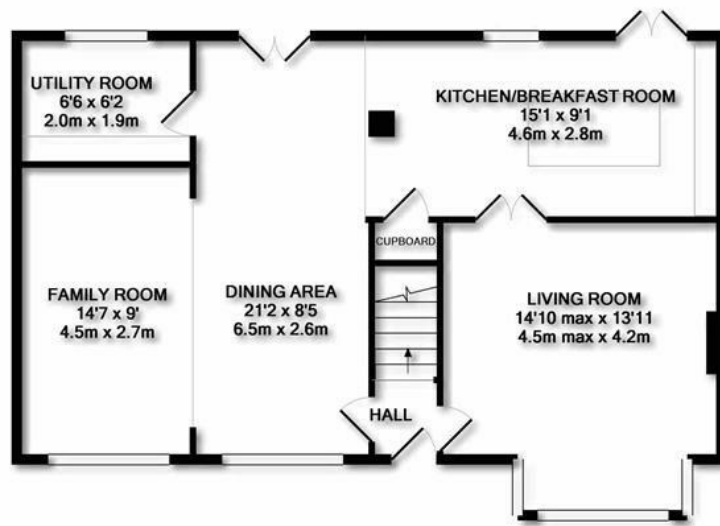
Upstairs to the first floor there are four bedrooms and a large house bathroom. Three of the bedrooms are doubles, the two to the rear have superb views, the fourth bedroom has a built in single bed to make the very most of the available space.

The bathroom is fantastically finished with a contemporary white suite, it's so spacious there is room for both a separate bath and shower-bliss!

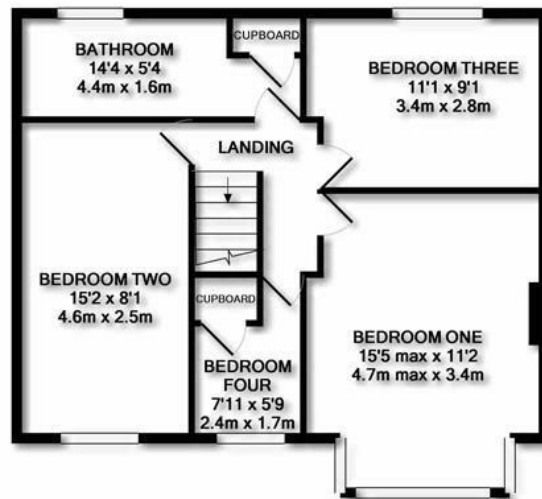
There are gardens to the front and rear of the property. The rear with decking, enjoys a lovely aspect with views over the fields, making it feel even more spacious. To the front a low maintenance garden and off street parking for a couple of cars.

This house and garden is really spacious, perfect to move into straight away and in a really convenient location!





GROUND FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(70.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1343 SQ.FT. (124.7 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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