



- Four bedroom detached home
- Quiet, central Menston village location.
- Large lounge/dining and sitting room.
- Downstairs study and cloakroom.
- Wrap around gardens.
- Potential to update and modernise.
- Chain free.

Nicely set back from the road, at the head of a quiet cul-de-sac, with plenty of off-street parking, a garage, carport and large lawn front garden this property can be entered by the front or rear door.

Through the front door you are greeted by a pleasant entrance hall with the lounge to your right and study to your left.

The lounge is a superb size, reaching from front to back of the house and with large windows to each end it is filled with light. It's I-shaped design means there is not only ample room for a large lounge suite, but also a dining table and chairs. A lick of paint and new carpet would transform this room into a superb family lounge/ diner, ideal for entertaining guests.

The kitchen is adjacent to the dining area. With current fashions in mind it may be that you wish to knock the two together or extend further (with the necessary permissions) to create that huge kitchen/diner overlooking the rear garden.

Also, on the ground floor is a more recently added sitting room, it is a great additional space, again filled with light, a perfect playroom for younger children and as they grow to be teenagers, their own space to hang out with friends. A downstairs cloakroom completes the accommodation on the ground floor, another handy room for any family.

Upstairs to the first floor there are four bedrooms and a bathroom. Three of the bedrooms benefit from built in wardrobes. The bathroom while slightly dated is a really good size and a swift refit would bring it right into line with boutique bathroom trends. Again you may wish to extend and remodel the first floor and this plot size would certainly be big enough, there is so much potential here!

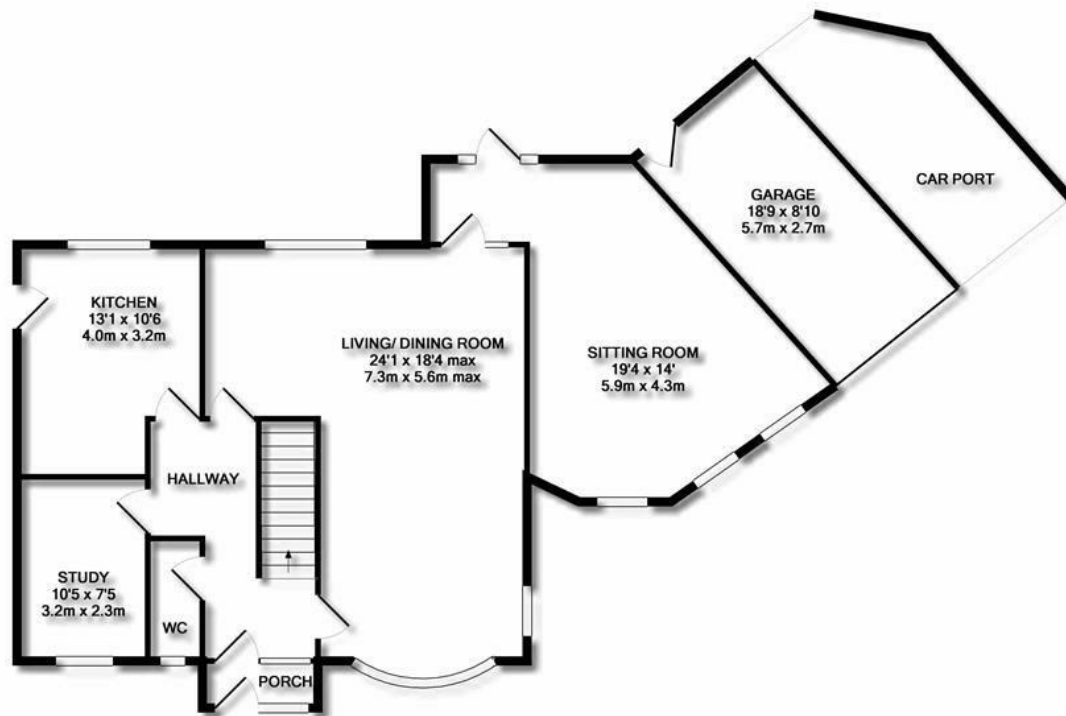
The property benefits from an attached garage and carport with heaps of storage space, yet another tick on the list for many families!

The rear garden is low maintenance as it is largely paved and decked, the gardens then wrap around to the front and sides. The property is located at the head of a cul-de-sac, overlooking Porritt's Field, which is quite a landmark in Menston- bequeathed to the villagers for their enjoyment. When I visited the horses were grazing in the field behind the property what a lovely sight!

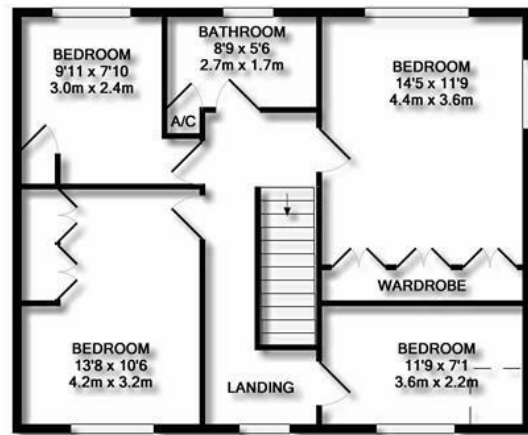
The location of this property is second to none, in the centre of the village within easy walking distance of the school, shops, library and train station - perfect!

This is a property which requires some updating but the essentials are all there, some will want to extend whilst for others the current accommodation will just need a cosmetic update- the choice is yours!





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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