



- Super 3 bedroom semi detached property.
- Recently refitted breakfast kitchen.
- Contemporary bathroom with bath and shower over.
- Beautiful lounge.
- South facing rear garden.
- Off street parking.
- Quiet cul-de-sac location.
- Central Menston village.

Set behind a pretty front garden, with a generous driveway, which has recently been tarmacked. An entrance hall greets you with the lounge immediately to your left. Into the lounge what a wonderful space, filled with light completed by the neutral decoration, comfy carpet underfoot and a cosy central gas fire.

Off to the left of the hallway is the breakfast kitchen, recently refitted with integrated appliances, and its layout makes it very practical for the cook of the house! There is certainly space for a table and chairs and the handy under stairs pantry is the ideal spot for storing vacuum cleaners, ironing board etc.

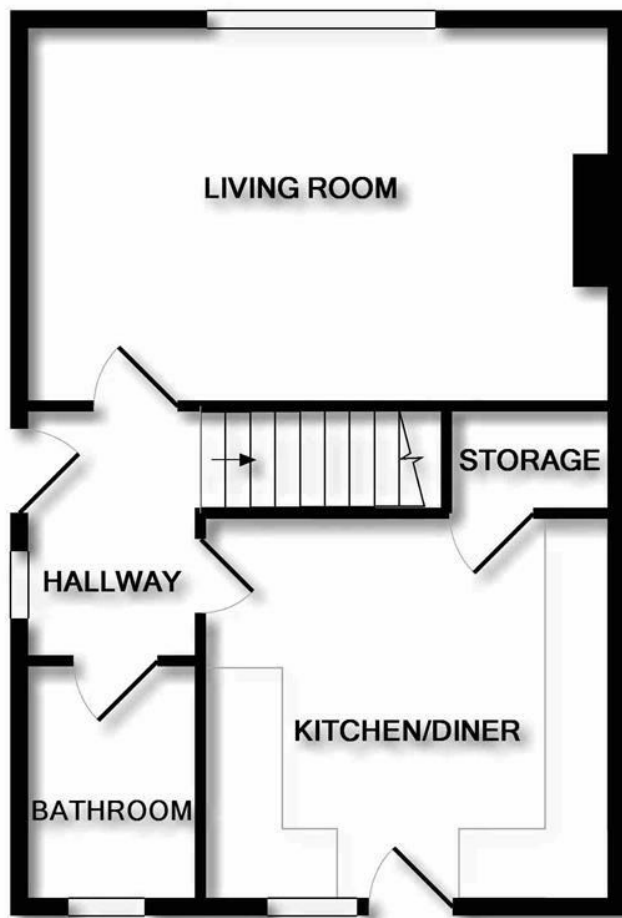
Also on the ground floor is a very practical bathroom with a contemporary white suite, including a bath with shower over, all again impeccably fitted and maintained. Upstairs to the first floor there are three bedrooms. The master bedroom to the front of the property is delightful with a huge wardrobe, which other people in the street have changed into a luxury en-suite shower room.

The other two bedrooms are also good sizes, clean and recently decorated, you just need to unpack your suitcases and move straight in!

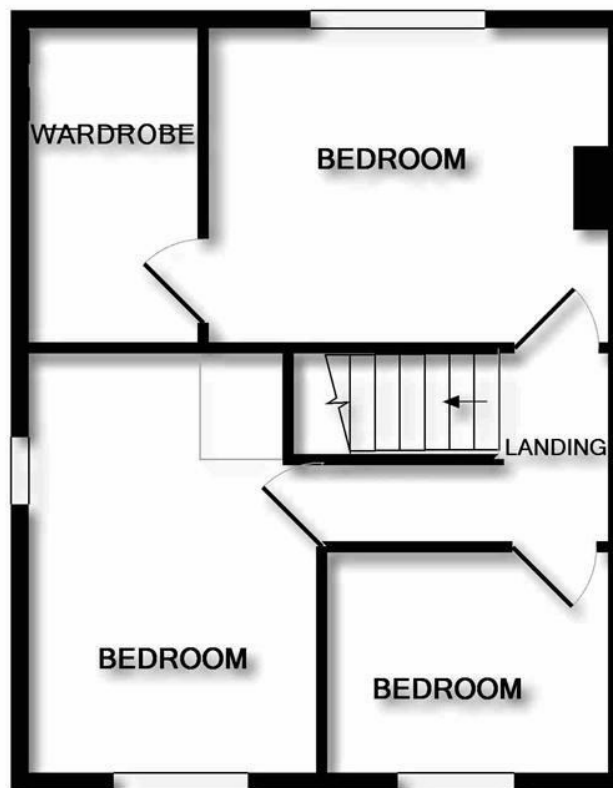
The garden to the rear of this property is really superb south facing and safe as it is fenced all the way round. There is a lawn for children to play and the newly decked area is perfect for enjoying a barbecue, glass of wine or cup of tea whilst enjoying a spot of sunshine.

This property is likely to appeal to many, a first time purchase; perfect for a family, or perhaps a downsizer- the choice is yours.



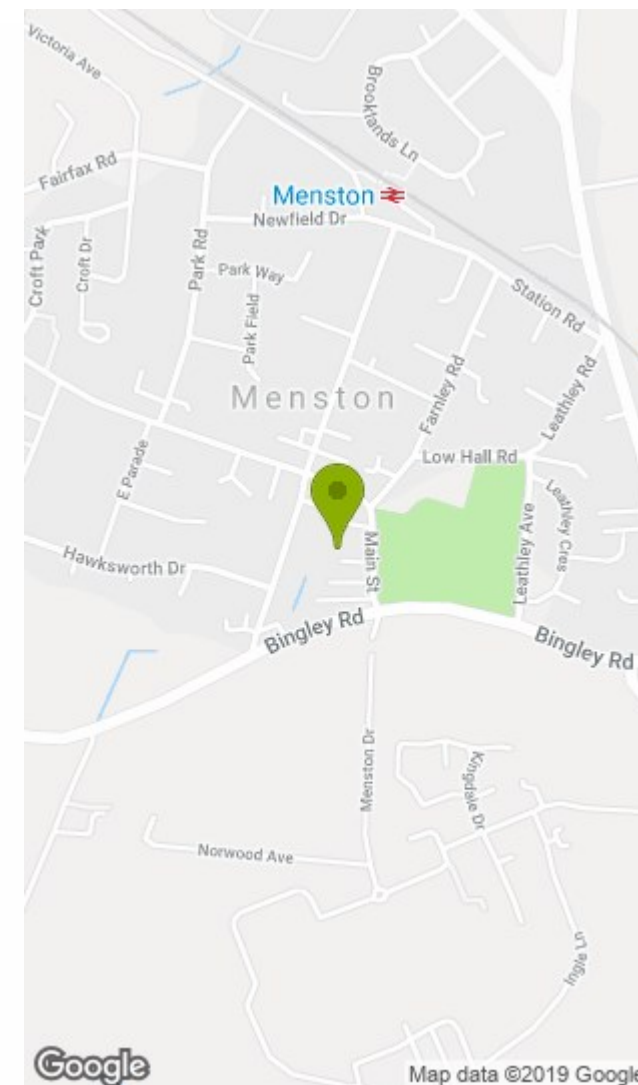


GROUND FLOOR



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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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		
	64	69
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		
	59	63
EU Directive 2002/91/EC		
England & Wales		

