



- Three bedroom semi detached home.
- Superb dining kitchen.
- Spacious lounge.
- Conservatory.
- Large driveway.
- Contemporary fitted bathroom.
- Central Menston location.
- Potential to extend further (STPP).
- South facing garden.
- Quiet cul-de-sac.



A fantastic kitchen diner with log burning stove opening onto to a conservatory and south facing rear garden, a separate lounge, three good sized bedrooms, a luxurious bathroom- the list of "must-haves" goes on!

This superb home is nestled in the heart of Menston village, with off street parking for up to three cars. Upon entering the property to the front into the hallway, immediately you sense this a property that has been beautifully finished and loved- it is just ideal for a family.

The open plan kitchen diner is a triumph, beautifully fitted with integrated fridge, freezer, hob, oven, and dishwasher, the heritage green cupboards contrast perfectly with the quartz worktops. This gorgeous space opens out to a conservatory, which lets the light flood in and is the perfect spot for a dining table and chairs. There's also room for a sofa, to cosy up in front of the log burning stove- ah bliss!

Returning to the hallway and into the lounge, with brand new laminate underfoot and a lovely gas coal effect fire makes this a cosy space to relax and unwind at the end of a busy day.

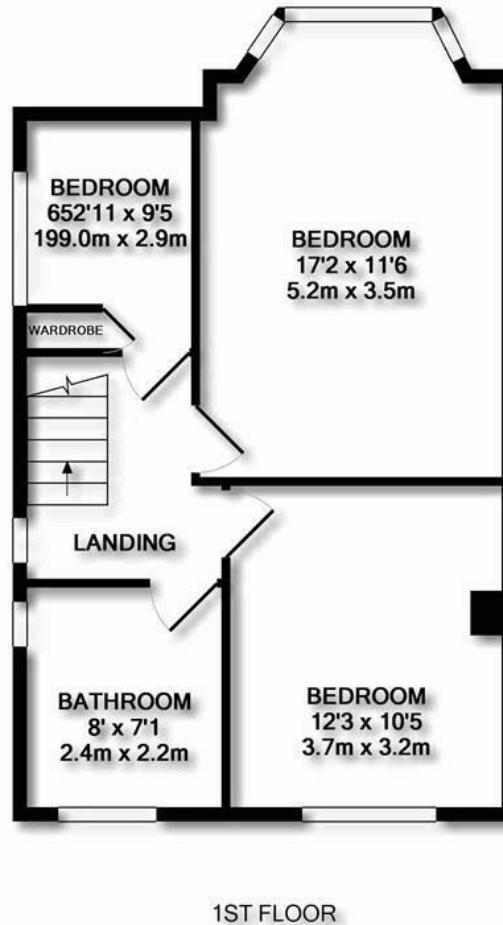
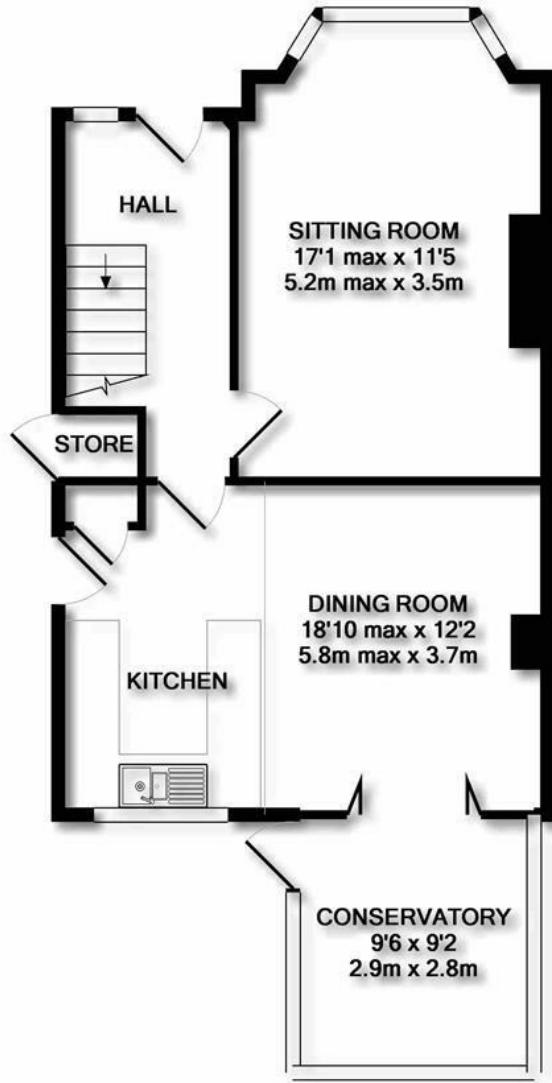
Upstairs to the first floor there are three bedrooms and a family bathroom. Two of the bedrooms are doubles, both with built in wardrobes, and even the third bedroom, is a genuine single, not a box room in sight!

The house bathroom with its white suite and contemporary grey tiling is a really fantastic size.

The exterior of this property is likely to delight as much as its interior. The south facing space with a large patio, and lawn is just perfect for children get outside and get some fresh air!

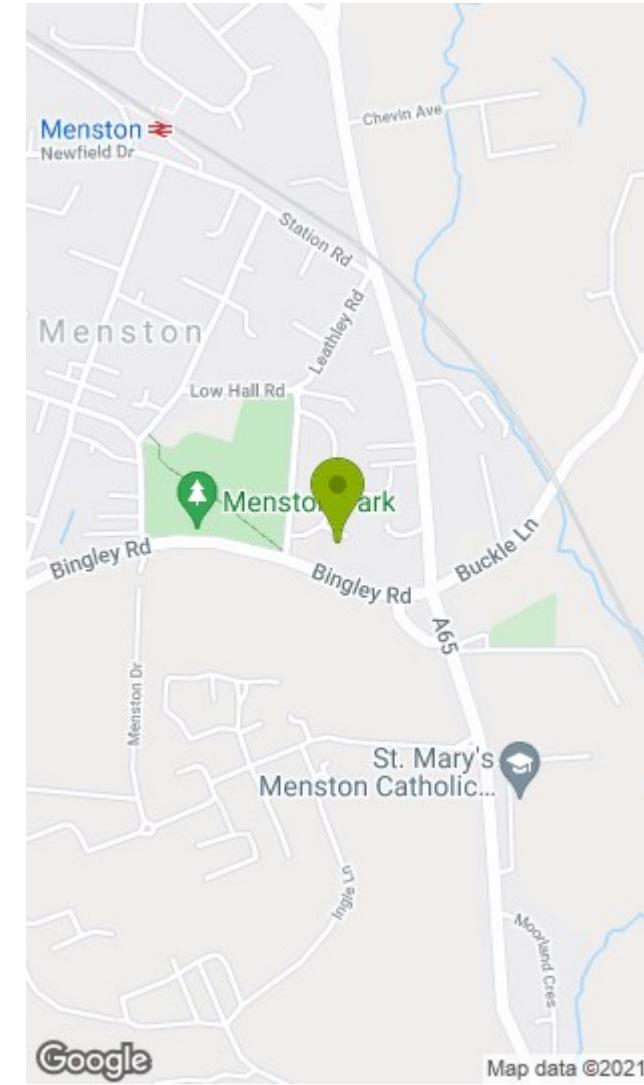
The kitchen diner conservatory is sure to be the hub of this fabulous home, its location is brilliant and it's scandi chic decor is bang on trend- come and take a look for yourselves!





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.

Made with Metropix ©2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

