



- Unique ground floor apartment.
- Central Menston village location.
- Open plan kitchen/living/dining.
- Kitchen with integrated appliances.
- Two double bedrooms.
- Bathroom with bath with shower over.
- Cellar storage area.
- Allocated parking space.
- Communal gardens.



Entering Menston Hall, the communal entrance foyer is luxurious and stylish-space what a wonderful way to welcome your friends and family.

The private entrance hall to this fabulous apartment is a good size, the lofty high ceilings add to the feeling of space, which continues throughout this apartment. This central vestibule gives access to the spacious accommodation the apartment has to offer which comprises two bedrooms, a bathroom and large open plan living, kitchen, dining room.

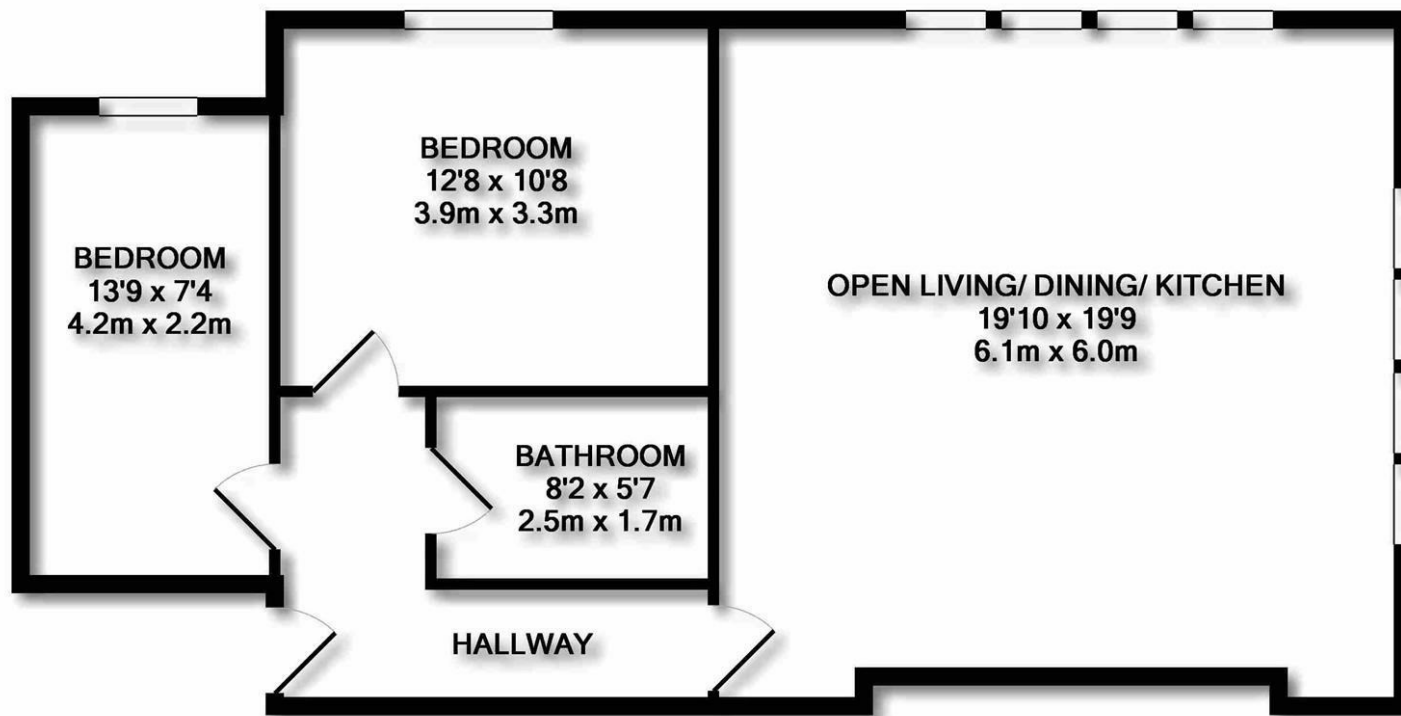
The open plan living space has real WOW factor, with huge windows to two sides. Being on the ground floor, and being neatly tucked away to the rear of the property, this property enjoys unique views of the communal gardens, there is a real feeling of bringing the outside in.

It must be an absolute pleasure to live and entertain in this space. The kitchen area is perfectly equipped with all the integrated appliances you could wish for: oven, hob, hood, fridge, freezer and dishwasher. There is ample room for a large dining table and chairs - perfect to host a dinner party for friends and family. There is also plenty of space for a couple of large sofas perfect for lounging and relaxing after a hard days work.

Returning to the central hallway there is the luxurious house bathroom which includes a bath, shower over, basin and toilet. Next off to the right is the master bedroom, a great sized double with light flooding in through the beautiful oversize windows. A second double bedroom is adjacent another good sized space beautifully decorated with absolutely no works required.

To the exterior of the property there is an allocated parking spaces as well as plenty of visitors parking. There are well maintained communal gardens - where residents regularly organise barbeques on summer evenings, and if you want more outside space, the park is literally on your doorstep!





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		
EU Directive 2002/91/EC	77	77
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		
EU Directive 2002/91/EC	80	80
England & Wales		



