



- Modern four bedroom home
- Open aspect to rear.
- Contemporary dining kitchen with balcony
- Utility room and downstairs cloak room
- Integral garage with electric door.
- Master bedroom with ensuite.
- Safe enclosed rear garden.
- Sought after Menston location.
- 0.5 miles to Menston Station.

A light, ground floor entrance hall leads to an integral garage, a utility room, a downstairs WC, and a lovely 4th bedroom which includes french doors into the garden. The ground floor provides all the important features that help you to manage the family essentials including ample storage space, the all-important extra WC, laundry facilities, access to the garden, and all the opportunities that a large downstairs bedroom with WC can facilitate.

The current owner uses this as a garden lounge/ guest bedroom however it could easily be a teenagers den or kids playroom, a generous home office or anything else you might want the extra space to be. I'm sure you'll know what to do! The ground floor is a really useful space, however it's upstairs, on the first floor, where the property really comes into it's own.

On the first floor, a modern and spacious living room is tastefully decorated and has lovely open views across fields to the rear. This room also contains an alcove which can be used as a dining area, although the current owner uses the space as a snug for relaxing in a comfy armchair with a good book.

The first floor also features a large, well-designed kitchen which forms the hub of the home. The kitchen is an ample size with plenty of work surfaces, modern stainless steel fittings and integrated appliances, and a dining area for enjoying a delicious family meal. Come the Summer, why not dine al fresco on the properties generous balcony. Neutral, contemporary decor throughout the living and dining areas make the place look bright, modern and inviting, whatever the time of day.

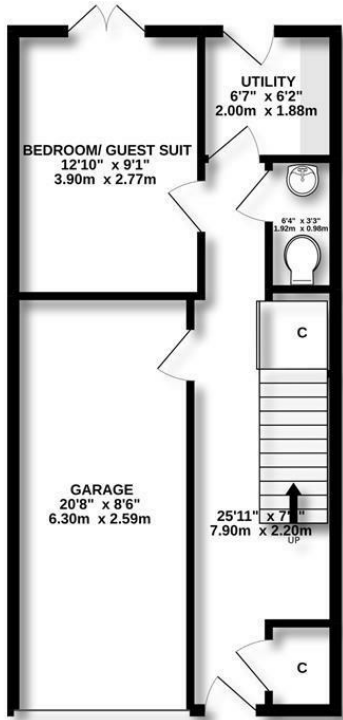
On the second floor, there are three spacious bedrooms and the house bathroom. The master bedroom also boasts an en-suite shower room and built in wardrobes - what luxury!

The rear garden is a delight, with a patio area for outside dining and entertaining, the lawn has recently been relayed, and to finish a raised area for the children to have their own space. A safe, enclosed, west facing plot to catch the afternoon and evening sun.

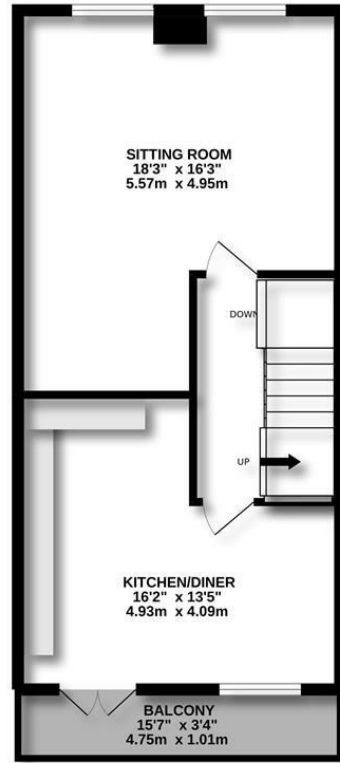
You'll settle in immediately...



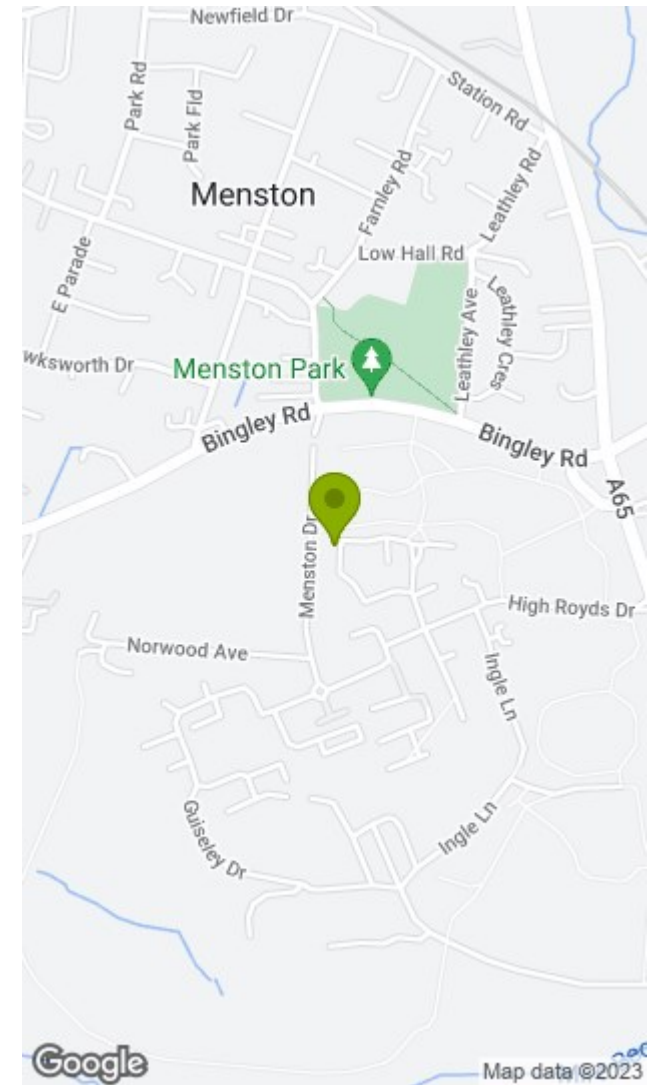
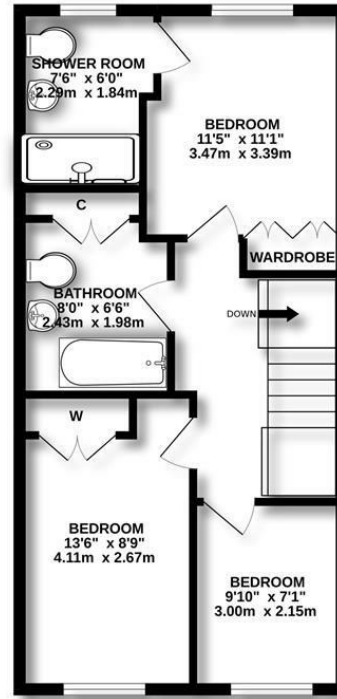
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		

