



- Superb dining kitchen.
- Large rear garden.
- Sought after Menston location.
- Master bedroom with ensuite.
- Three bedrooms with easy potential to create four.
- Impeccable condition throughout.
- Close to train station.
- Proximity to excellent schools.
- Downstairs cloakroom and ensuite.



Set back nicely, behind gardens and an ample driveway, number 3 Burley Road is quite simply a super family home! With an extended dining kitchen, with bi-folding doors to the large rear garden, this room that many of us search for, a convivial space to spend time with family and friends.

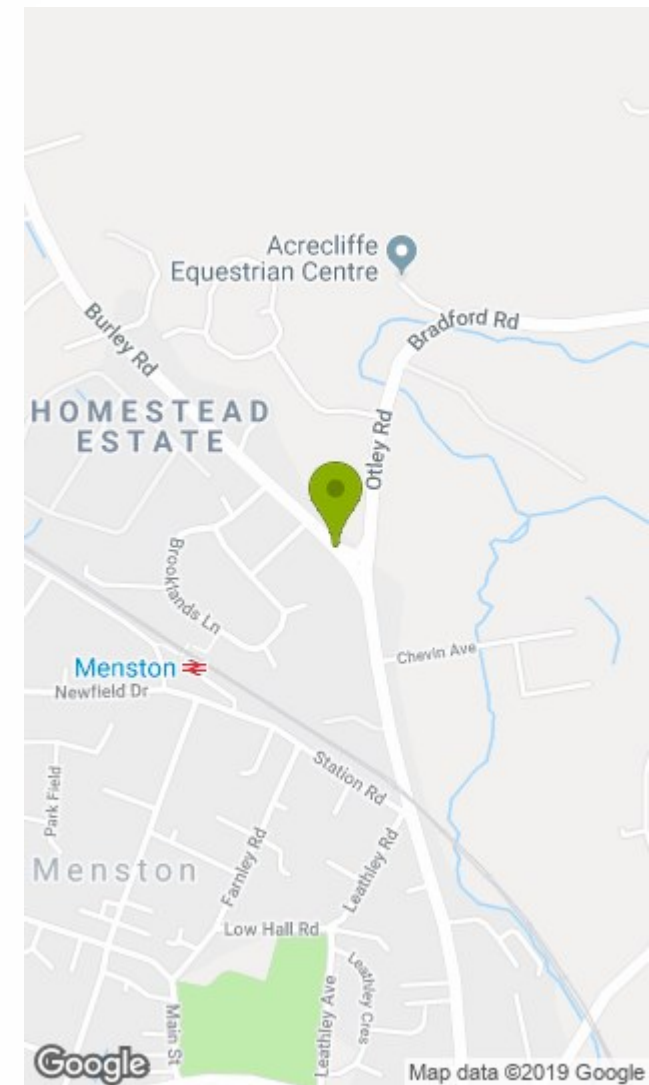
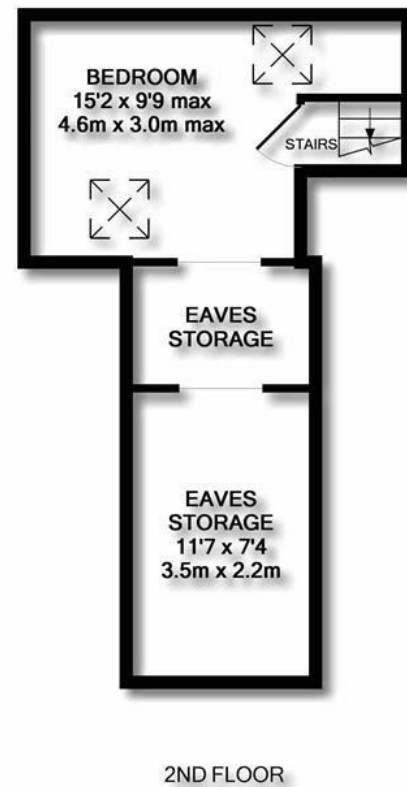
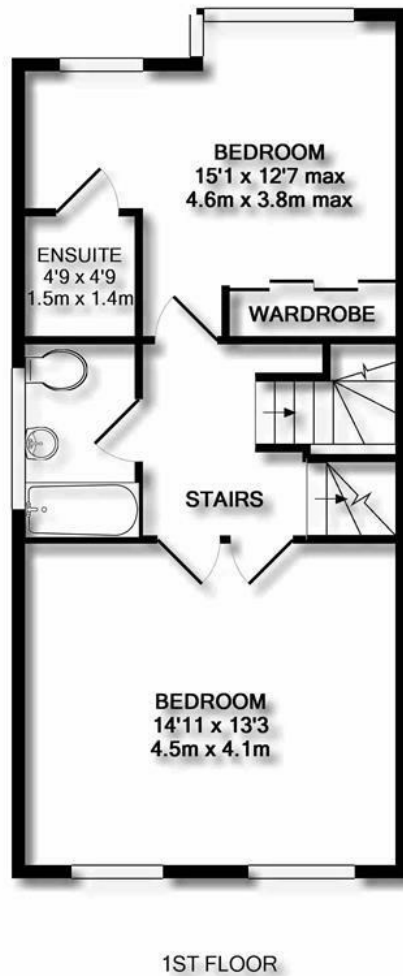
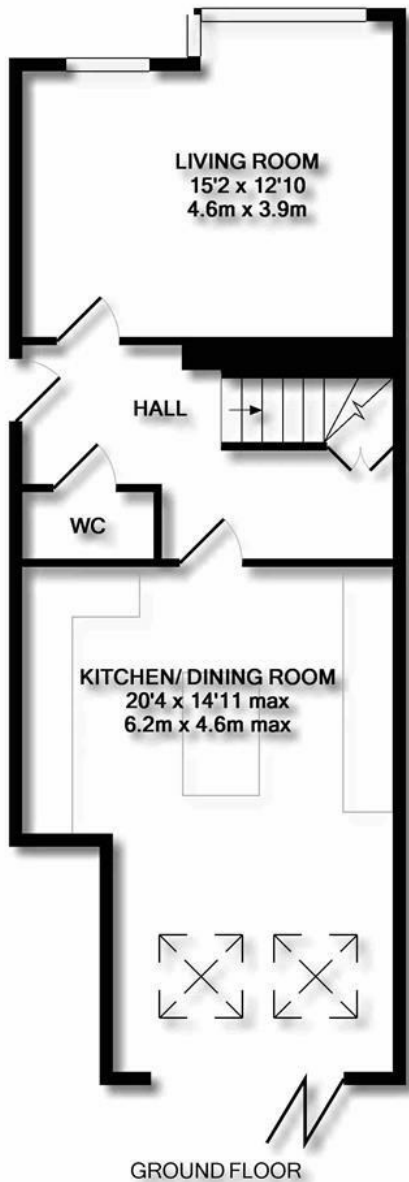
Beautifully fitted with all the integrated appliances you could wish for, once your tables and chairs are in place, it's simply a moving in and enjoying this fabulous room. A separate lounge to the front of the property, is really well proportioned and bathed in light due to two large windows, a nice grown up space to relax once the kids are in bed! Completing the accommodation on the ground floor is a handy downstairs loo, another must for any busy family home.

Upstairs to the first floor there are two double bedrooms, one with en-suite, and a bathroom. The bathroom is fitted with a modern white suite and the advantage of having an en-suite shower room means no queues for the bathroom on a busy weekday morning! Both the bedrooms are doubles and one has the possibility of quite easily being divided into two, so should you need four bedrooms, this is a simple matter of installing a stud wall.

The current owners have transformed the attic into a fully usable bedroom, as well as a huge amount of valuable storage space, perfect for Christmas decorations and suitcases etc.

This property is in great condition, ready to move into and brilliantly located with the station within walking distance and also excellent schools all within easy reach- it's a great find for a family!





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		
	74	83
EU Directive 2002/91/EC		
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		
	70	79
EU Directive 2002/91/EC		
England & Wales		



