



- 3/4 bedroom end townhouse
- Superb kitchen/dining space.
- Lovely bright lounge on to a balcony.
- Enclosed rear garden.
- Master bedroom with ensuite.
- Neutral décor throughout.
- Quiet location with open aspect.
- Off street parking.



**Ribston Pippin**  
property agent

**15 Kingsdale Close, Menston, West Yorkshire LS29 6QU**  
**£349,000**

Situated on a quiet street with a very pleasant open outlook, this is a really family friendly property with a kitchen diner leading straight on to the enclosed garden and a fourth bedroom/playroom also on the ground floor-perfect for children!

Entering the property through the front door to the hallway, there is a neatly tucked away downstairs cloakroom and entrance to the dining kitchen is to the right. This is a large, bright, sunny room, with patio doors leading directly to the garden, brilliantly practical when children want to play out. The kitchen is really well fitted with integrated fridge, freezer, oven, hob and dishwasher. There is a large laundry cupboard which houses the washer and dryer- ideal in this open plan space. There is plenty of room for a table and chairs- this space is a great hub to this family home.

Also on the ground floor is bedroom four or as the current owners use it as a playroom, with a large understairs cupboard, it is a practical space, another plus for any family.

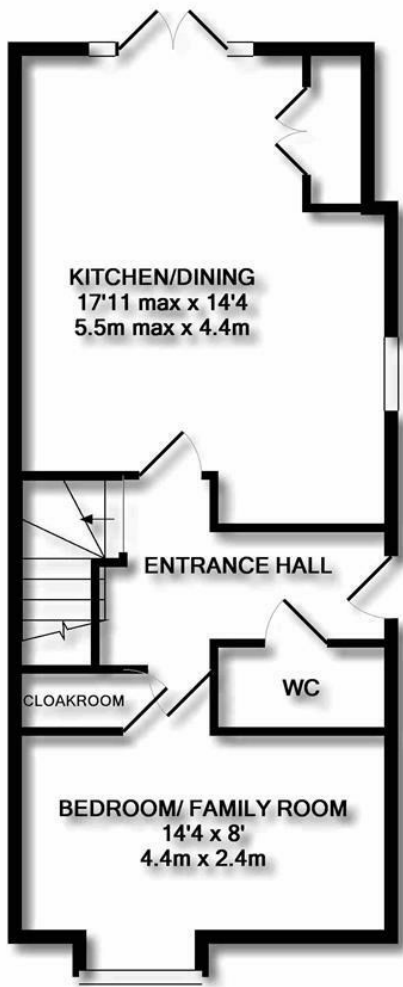
Upstairs to the first floor where there is a luxurious lounge with balcony and plenty of space for a lounge suite- it is a lovely place for parents to relax at the end of the day. Also on the first floor is a double bedroom and house bathroom. The bedroom is a great size, with built in wardrobes and the dual aspect windows allow delightful views of the open parkland beyond.

Up to the second floor there are two further double bedrooms, one with an en-suite. The master bedroom is a luxury space with two fitted wardrobes and an en-suite shower room. The second bedroom, on this floor, is again a double room.

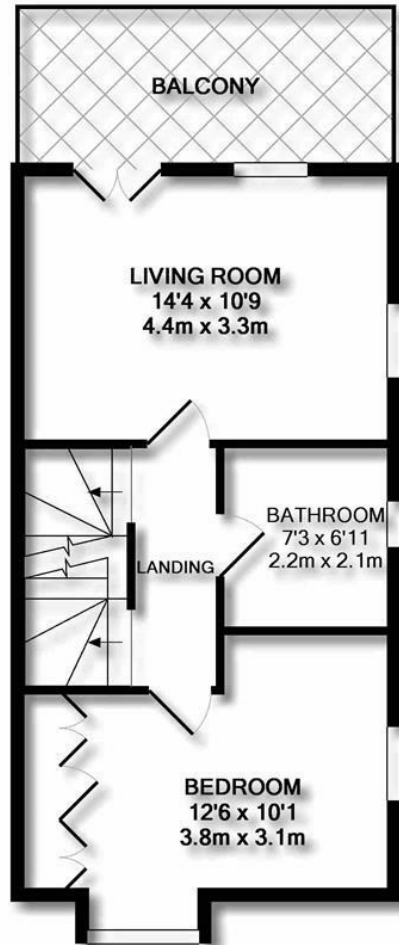
The exterior of the property is as well maintained and practical as its interior. The rear garden is very child friendly, it is fully enclosed with a lawn, and a patio- perfect for al fresco dining with family and friends. There is off street parking for 2 cars (one space currently being used for a shed).

The house is immaculate, there really is no work to complete- just move in and enjoy!

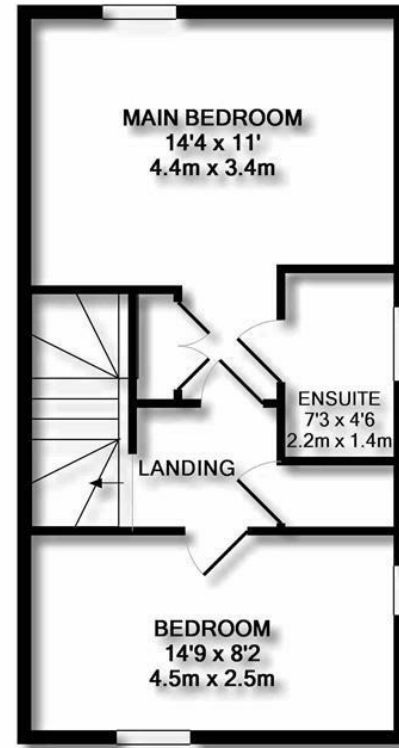




GROUND FLOOR



1ST FLOOR



2ND 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			
		78	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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