



- Two double bedroom end terrace.
- Central Menston location.
- Superb kitchen diner.
- South facing patio garden.
- Luxurious shower room.
- Detached single garage.
- Impeccable condition throughout.
- Quiet cul de sac location.
- Close to Menston Station.



Set nicely back behind an easy to maintain garden, entering to the front of the property there is an entrance vestibule with the stairs immediately in front, and lounge to the right.

The lounge is a lovely size, decorated beautifully in neutral contemporary tones, with the comfiest carpet underfoot and a log burning stove, what a lovely space to curl up on a cold winter evening.

Enter then the dining kitchen- WOW- this is exactly the space so many search for, a sociable space, a hub to the home. With a central island as well as space for a table and chairs what a great place to prepare and enjoy a meal with friends and family. There are all the integrated appliances you could wish for, oven, grill hob, hood, fridge, freezer, just look at the photos of this space, you won't be disappointed. Off the kitchen is a utility space which already has plumbing installed should you wish to install a downstairs cloakroom.

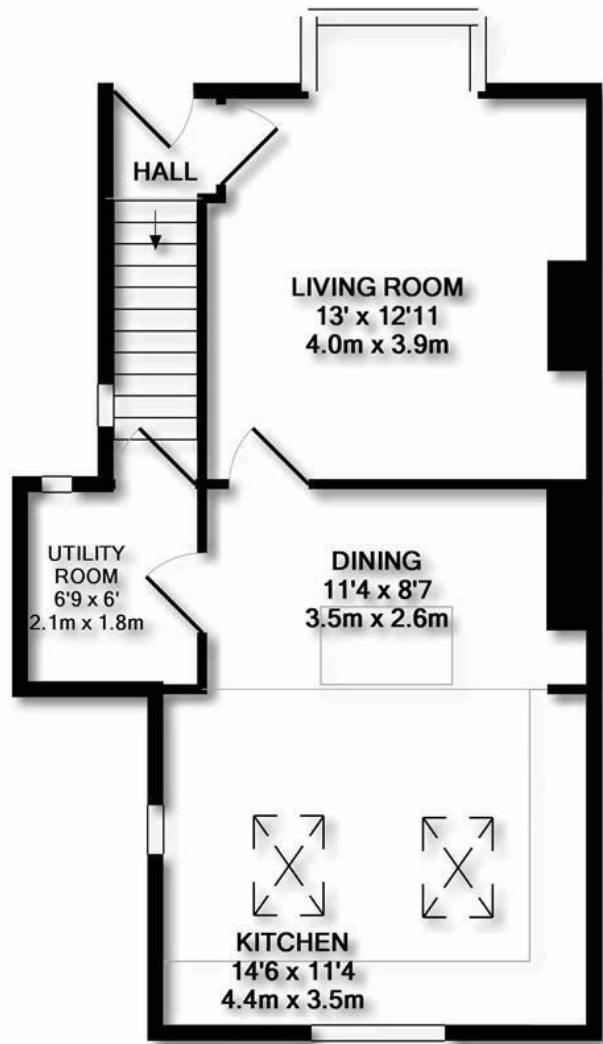
Upstairs there are two double bedrooms and a shower room. The master bedroom is a really good size with two built in wardrobes- the lady of the house will be happy! Both the bedrooms are beautifully decorated with lush carpet underfoot, this is a move in property, with no works required.

The shower room has been fully modernised, the current owners prefer a shower to a bath, though there is space to change to a bath, if this is your preference.

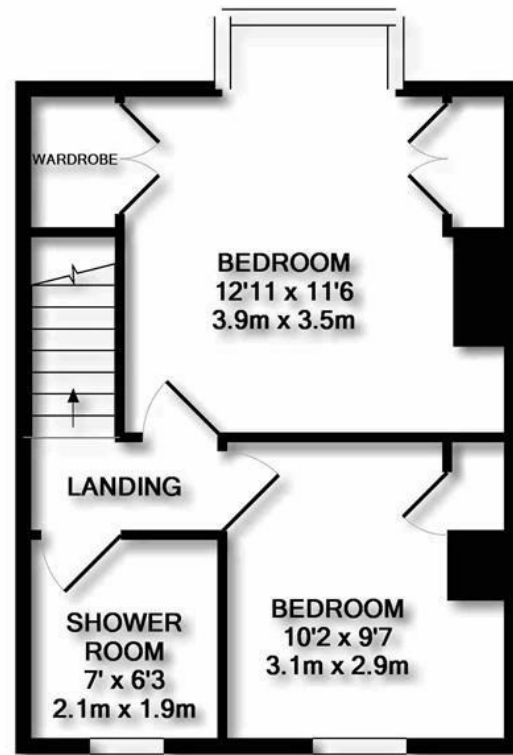
To the rear of the property there is a patio garden, which is south facing- a little suntrap there is also a detached single garage- any budding car enthusiasts will be in their element- the perfect place to tinker!

This is a great first/second time purchase or potential downsize property, its convenient location and affordable price tag make it a must see!





GROUND FLOOR



1ST 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			
		57	83
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		57	85
England & Wales		EU Directive 2002/91/EC	



