



- Superb Victorian character filled home
- Four double bedrooms.
- Open plan dining kitchen.
- Lounge with log burning stove.
- Off street parking and garage.
- Central Menston village location.
- Potential to convert cellars (STPP)
- Courtyard style garden.
- Superb character features throughout.

This quietly impressive stone-built house has retained its character, and very simply welcomes you in. The entrance vestibule with fabulous stained glass leaded windows give a taste of the quality and character throughout this property.

From the entrance hallway to the left is the sitting room and to the right the kitchen diner. Both rooms are of a generous size and ooze charm with high ceilings, picture rails, cornices, and both with log burning stoves- how cosy!

The breakfast kitchen would have previously been two rooms, but now knocked together to provide a dining kitchen, which is what so many families desire, it is a lovely hub to this family home. With access directly to the rear courtyard style garden, this is the ideal layout.

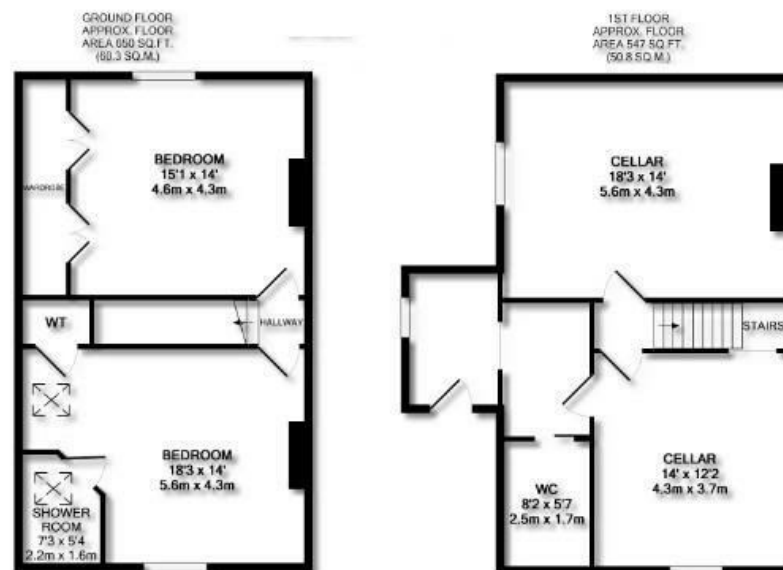
Accessed also from the kitchen are the two large storage cellars, which span the entirety of the property. Currently used as valuable storage and a utility area, there is direct access to the driveway, so they are perfect for storing prized bicycles. There is also scope for further conversion should you need more space, as there is ample headroom.

Up to the first floor the landing there are two large double bedrooms and a bathroom. The master bedroom has a large bank of built-in wardrobes, there really is no lack of storage in this fabulous family home.

The second floor of this property is delightful, the perfect space for children/teenagers or as a hideaway master suite. This level comprises, two good sized bedrooms and a fitted shower room,- the ideal place to get away from the rest of the family!

To the exterior of this property, to the front, there is a pleasant garden which is enclosed by a low stone wall. To the rear there is a generous courtyard style garden, the perfect space for a barbecue or sipping a glass of wine on a sunny evening. And last but not least there is a driveway and garage, often not found in properties of this era, built before we dreamed of families owning one or more cars..





TOTAL APPROX. FLOOR AREA 2362 SQ.FT. (219.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 i2019



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	52	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	47	52
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

