



- Ground floor apartment.
- Two double bedrooms.
- Super kitchen with integrated appliances.
- Open plan living/dining room.
- Luxurious Victorian conversion.
- Contemporary shower room.
- Built in wardrobes.
- Allocated parking space.
- Sought after Menston location.
- Immaculate condition throughout.



Entering the communal hallway, a private front door leads into your own spacious, private entrance hall, with a couple of handy walk-in cupboards which house the boiler and provides that all important storage for the ironing board and vacuum cleaner!

In then to the fantastic open plan living/dining/kitchen area. No expense has been spared as the current owners opted for all the optional extras which this apartment was converted. The kitchen is a fully fitted kitchen, plus magic cupboards to maximize use of space and accessibility. With integrated, fridge, freezer, dishwasher, oven, microwave, gas hob hood, and washer/dryer and even a drop down TV- no appliance has been left out! This is a stunning combination of Victorian high ceilings and deep skirtings alongside ultra contemporary luxury fittings!

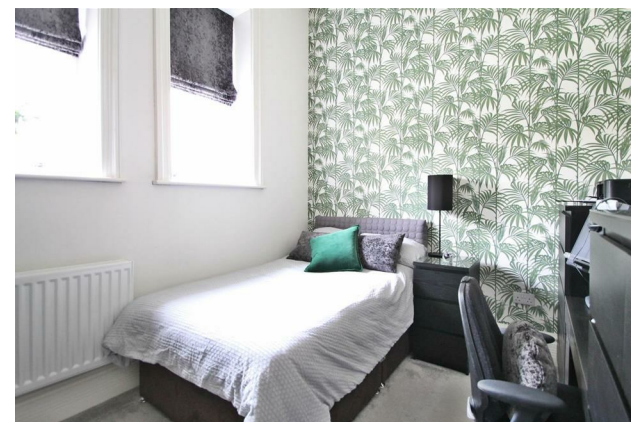
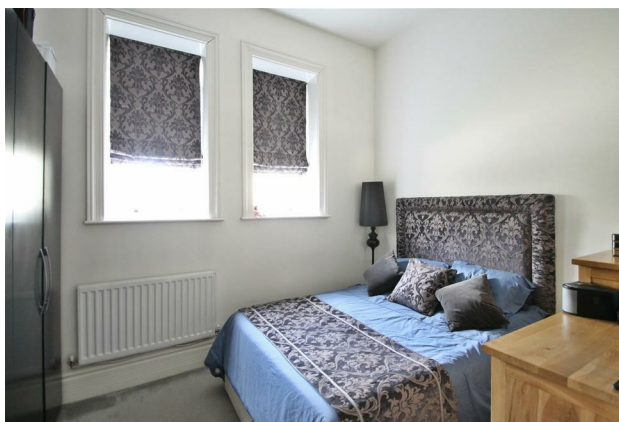
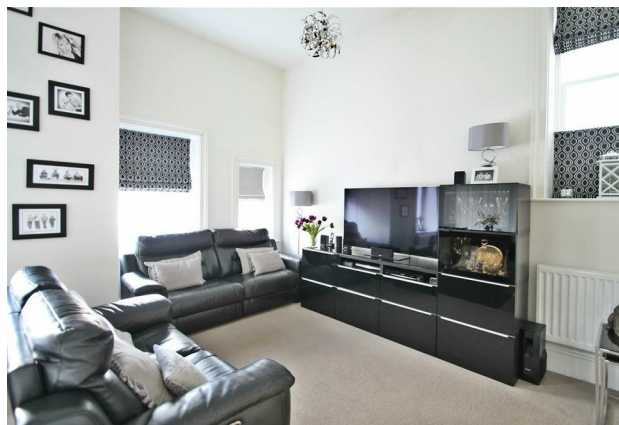
Cleverly zoned from the living/dining area by a change in flooring, from wood effect tiled floor to carpet, the kitchen is a great size. The lounge and dining area benefit from four large windows allowing light to flood in. There is ample space for a dining table and chairs as well as a comfy couch.

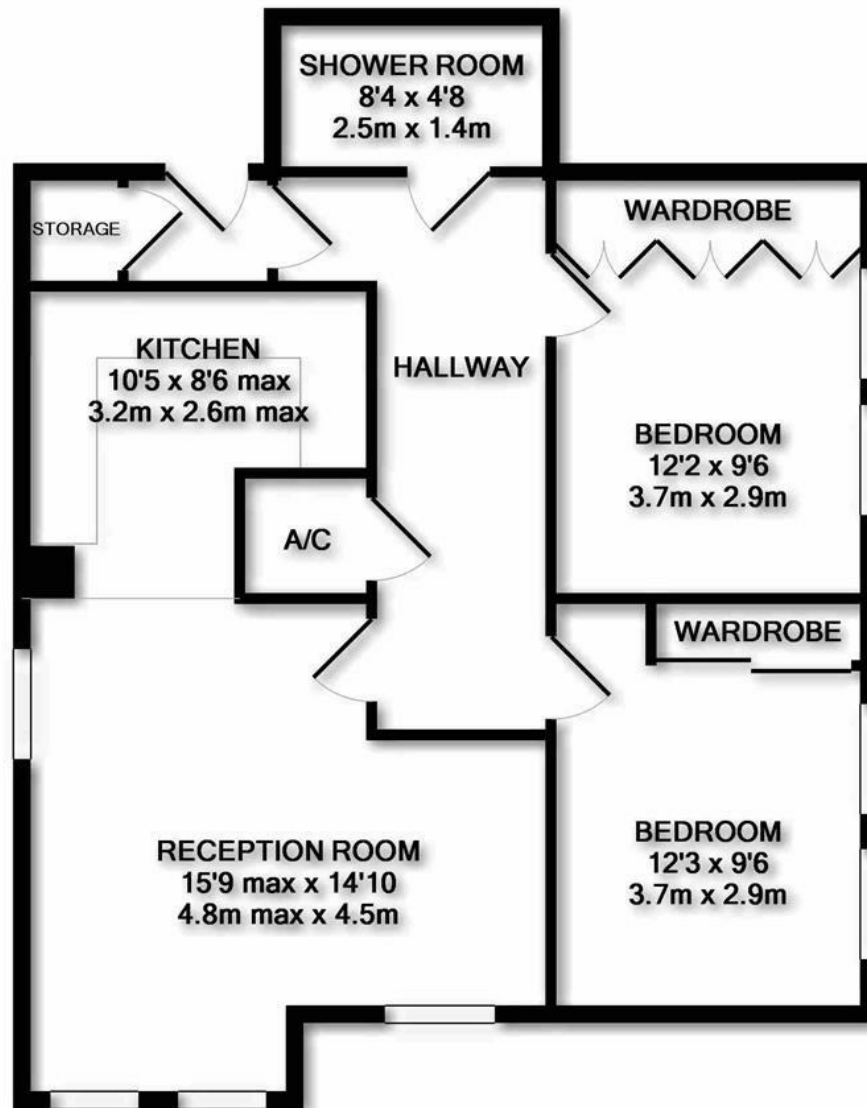
There are two good size double bedrooms; both with wardrobes which will remain as part of the sale of the property. The house bathroom is finished in a contemporary style with an oversized shower and scalloped tiling, this really is a turnkey property.

Lots of added extras such as the extra plug/ phone sockets, dual zone central heating, outside tap and Sky installation throughout (subject to a subscription) and the inclusion of all the blackout Roman blinds, make this a truly luxury pad- bliss!

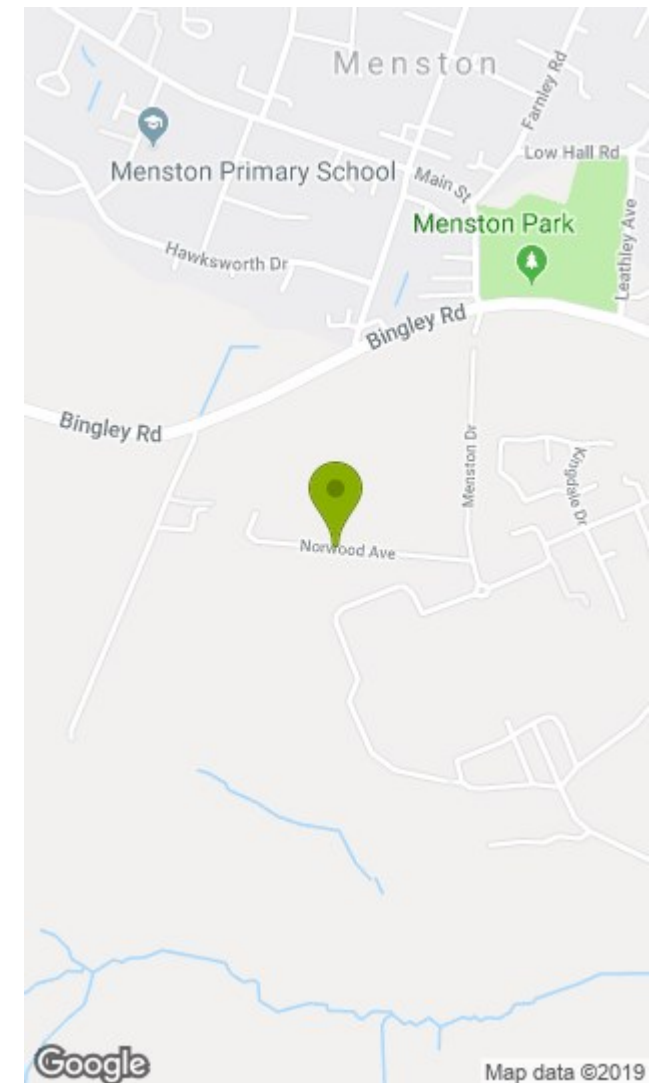
This apartment is likely to appeal to a variety of buyers, investors, first-time buyers or those looking for ground floor living without any stairs.

With over 200 acres of communal grounds surrounding this apartment, tennis courts and walkways there is certainly no lack of outside space, and with one parking space, this apartment certainly ticks a lot of boxes!





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>	69	70
(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		
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>	67	68
(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		
EU Directive 2002/91/EC		
England & Wales		



