



- Character filled stone built terrace.
- Lounge.
- Dining kitchen.
- Three bedrooms.
- Modern bathroom with white suite.
- Central Menston village location.
- Shared courtyard/outbuilding.

This chocolate box cottage couldn't be more centrally located in Menston village, with easy access to gorgeous countryside all around. The property can be entered to the front or rear. Entering the property to the front into the cosy lounge.

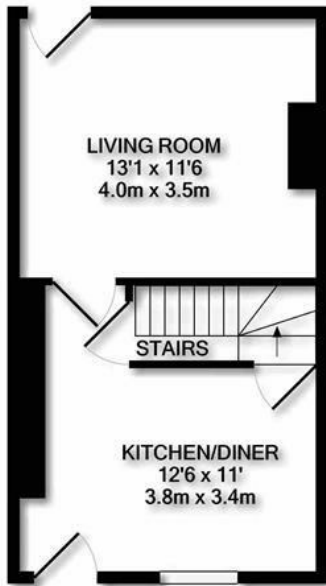
Through to the dining kitchen, which is a lovely size, plenty of space for a dining table and chairs. the exposed oak beam gives it a real feeling of farmhouse kitchen, perfectly in-keeping in a property of this era. In between the lounge and kitchen is a very useful cellar head, lined with shelves, great storage.

Upstairs to the first floor there are two bedrooms and a bathroom. One of the bedrooms is a great double and the second a good sized single. The bathroom was refurbished a few years ago to incorporate a modern white suite.

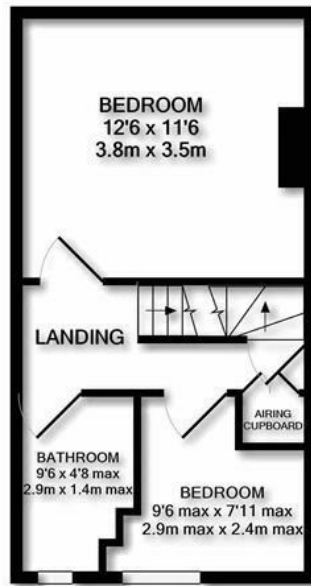
Up to the second floor there is a studio room, with oodles of storage under the eaves, this property is a lot larger inside than you would expect.

To the exterior of the property there is a shared courtyard and outbuilding.

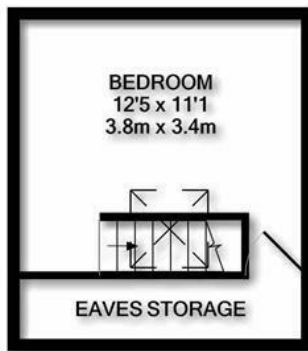




GROUND FLOOR



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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			72
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

