

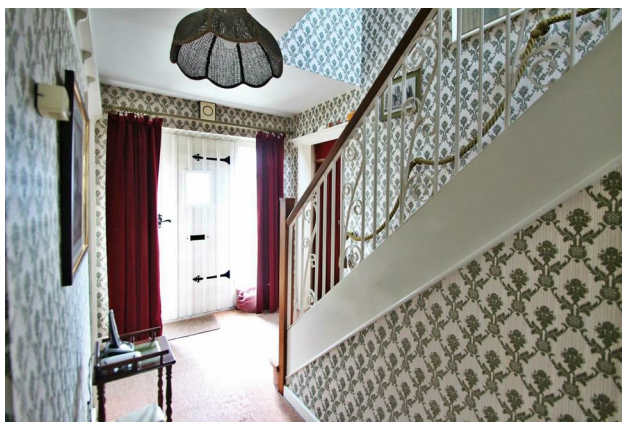


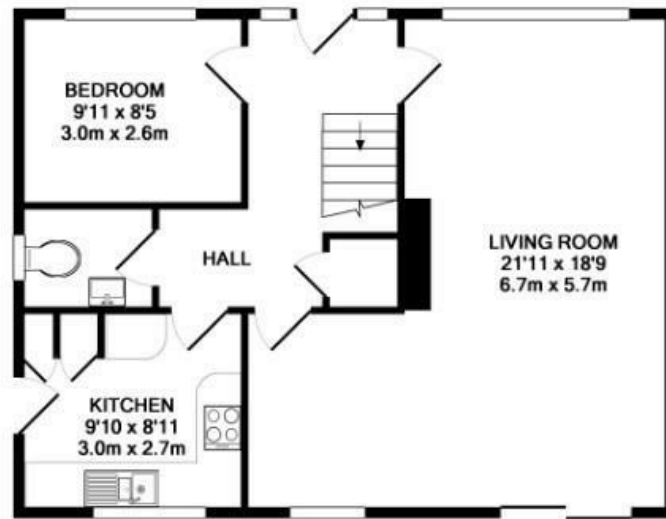
- Superb Menston village location.
- Potential to update and extend (STPP).
- Three bedrooms (one on the ground floor).
- Fitted kitchen.
- Large through lounge/diner.
- Generous rear garden.
- Lovely views.
- Carport and garage.

Currently comprising of three bedrooms, one on the ground floor and two upstairs. this current configuration could suit perfectly for downsizers. Alternatively, there is certainly the possibility of extending, subject to permissions, to create a large family home.

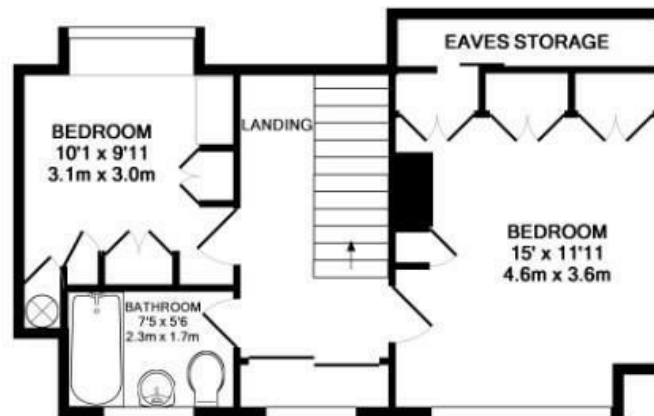
A generous rear garden enjoys fabulous views of the Wharfe Valley, with a carport and garage to the side, this is a great plot size.

It is undeniable that this property needs a little TLC, the decor, the bathroom and the kitchen once updated will create a super home in a great location. Come and take a look, then get the floorplans out to start to make your plans for this superb property!





GROUND FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)

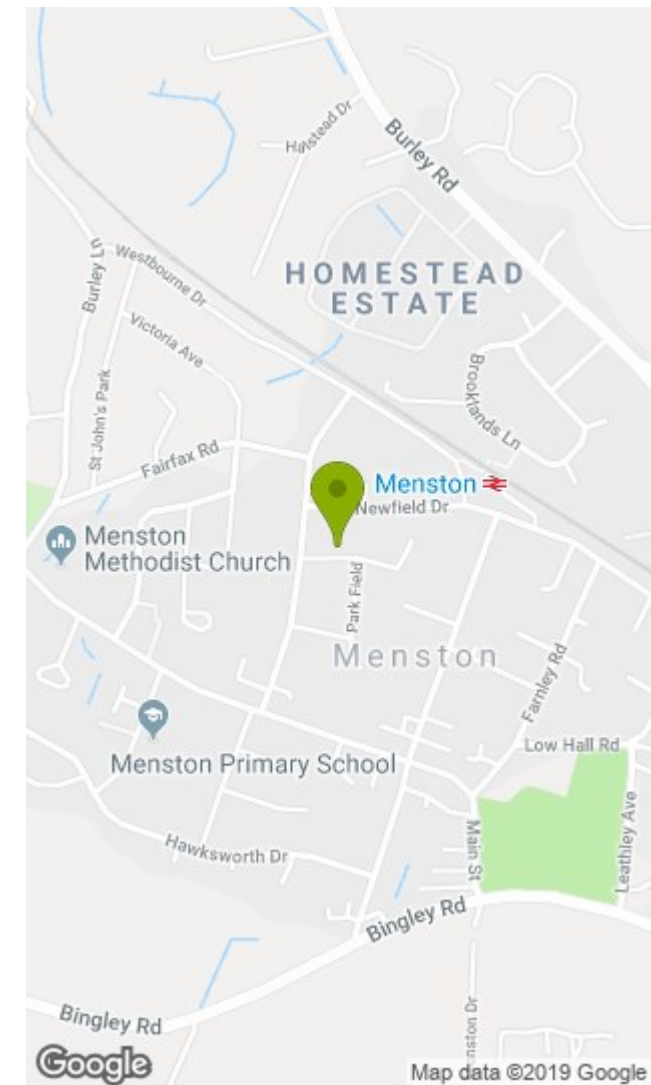


1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.4 SQ.M.)

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.

Made with Metropix ©2019



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		
		84
	37	
EU Directive 2002/91/EC		
England & Wales		

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		80
	30	
EU Directive 2002/91/EC		
England & Wales		

