



- Three bedroom duplex apartment.
- Large lounge/dining room.
- Separate fitted kitchen.
- Handy storage garage.
- Central Menston location.
- Light, airy and spacious.
- Envious views.
- 0.4 Miles to Menston station.

Your own private entrance door leads into a good size entrance hall with the entrance to the kitchen to your right, and the lounge/dining room straight ahead. The lounge/dining room is simply huge and filled with light due to the large windows. There is more than enough space for a comfy sofa and dinning table and chairs. The views from the side window particularly are just lovely.

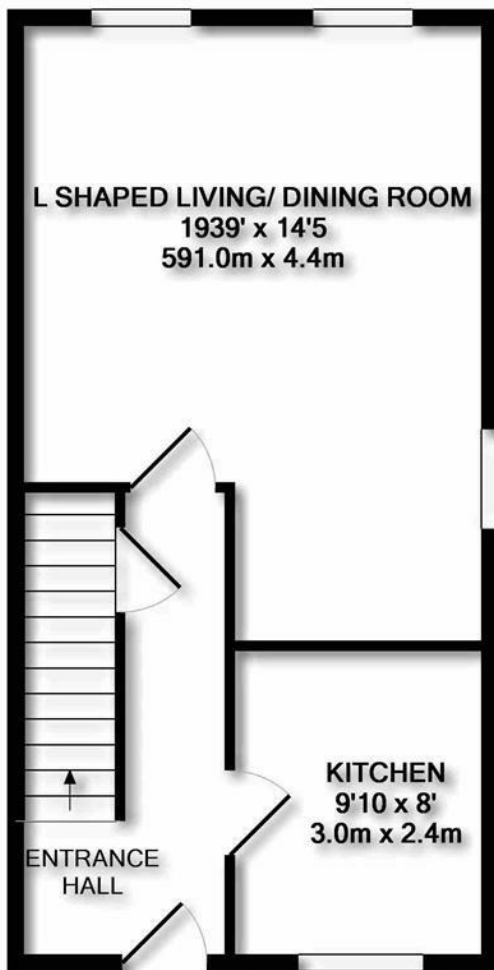
The kitchen has oodles of cupboard and worktop space, plumbing for a washer, and space for a fridge, and pleasantly the window above the sink overlooks your terrace.

Upstairs to the first floor there are three bedrooms and a bathroom. The main bedroom is a really good size and again flooded with light. The two further bedrooms are to the rear of the property and have lovely views.

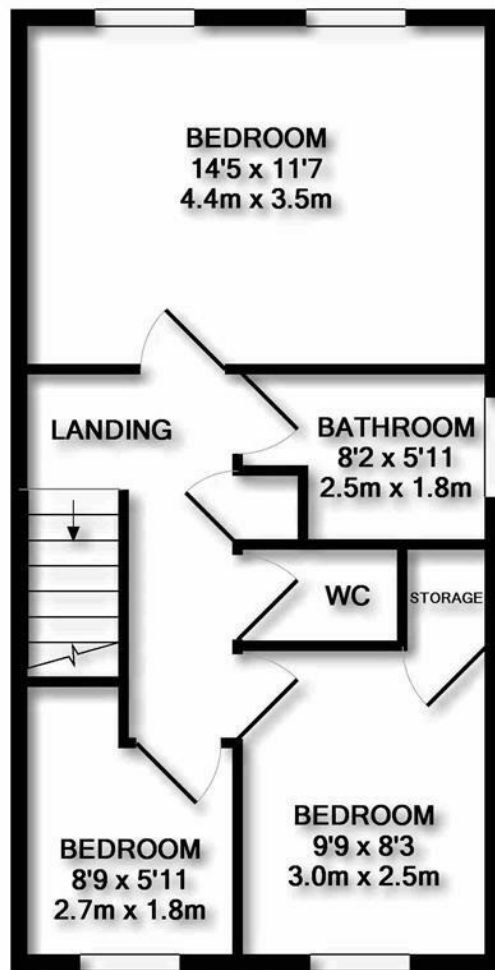
The bathroom is well equipped and has a retro chic feel, though if a more boutique bathroom finish is more your style, the space is certainly available here.

Outside the property, there is use of a terrace which is the ideal place to catch the last of the evening sun and a very handy storage garage.





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		60
	27	
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		
		37
	15	
EU Directive 2002/91/EC		
England & Wales		

