



- First floor apartment.
- Central village location.
- Large, light living room.
- Modern-fitted kitchen.
- Large bathroom with white suite.
- Gas central heating.
- Two double bedrooms.



This first floor apartment can be accessed by an internal communal staircase to the rear of the property or externally via a gently inclining staircase, to the front of the property.

Entering the flat into the private hallway, immediately to the left is the bathroom, which is a great size and recently refurbished with a modern white suite incorporating bath, with shower over sink and WC. Opposite to the right is the second bedroom which is a double with a pleasant southerly facing aspect.

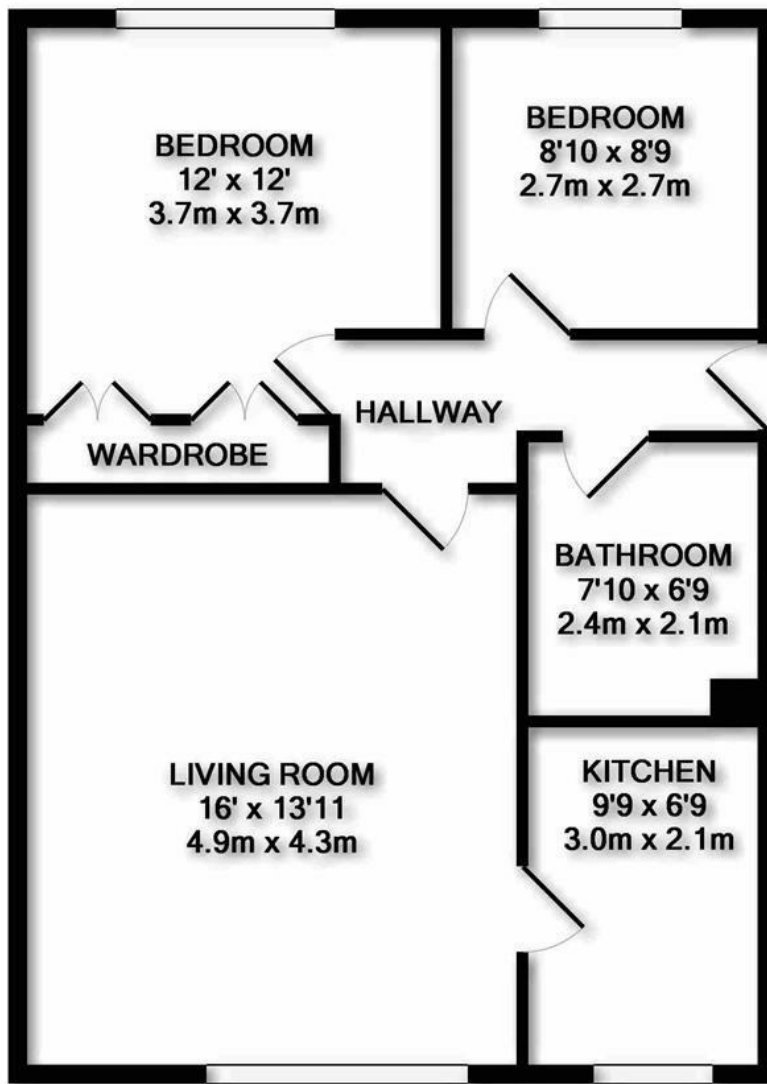
The main bedroom is next door which is a really good sized double with a bank of fitted wardrobes- a real plus in any property, but particularly one of this size.

Returning then to the central hallway and through to the living room, which is a superb room. Plenty of room for a sofa, armchair and even a dining table, this is such a pleasant space to sit, relax and enjoy some time with friends.

Directly off the lounge is the newly fitted kitchen, there is plumbing for washing machine and dishwasher, the window over the sink enjoys a pleasant outlook. There is plenty of storage space, this is a superbly designed and fitted kitchen. Any free standing appliances are available by negotiation.

This flat feels fresh, clean, light and airy; it is so handy for all the conveniences Menston has to offer. Lastly there is communal parking available.





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>		
(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		
	84	85
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>		
(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		
	83	84
EU Directive 2002/91/EC		
England & Wales		



