



- Character filled cottage.
- Exclusive central village location.
- Off street parking.
- Sitting room with open fire.
- Generous front and rear gardens.
- Boarded attic with ladder.
- 2 Bedrooms.
- Useful storage cellar.

2 Church Croft, Menston, West Yorkshire LS29 6EF
£230,000



This gorgeous cottage has a stone front and white front door set behind a little front garden with essential off street parking, bordered by a Yorkshire stone wall.

The front door takes you into the main sitting room, with an exposed brick feature wall around the fantastic fireplace make this a fresh modern room, but it's easy to feel the history of this home. When the fire is blazing, the warmth and cosiness of this room is quite simply delightful.

To the rear of the property, the galley style kitchen is not huge but perfectly formed; its slightly rustic style is completely in sync with the style of this property. The owners have cleverly managed to incorporate a breakfast bar in the kitchen design- what a lovely place to enjoy breakfast, looking out over the rear garden.

The garden is accessed directly from the kitchen; it is a fabulous size for properties of this type and benefits from views of the Church woodland just over the low stone wall. With a patio area and plenty of sunshine on bright Yorkshire day- what a wonderful place to invite friends over for an alfresco meal!

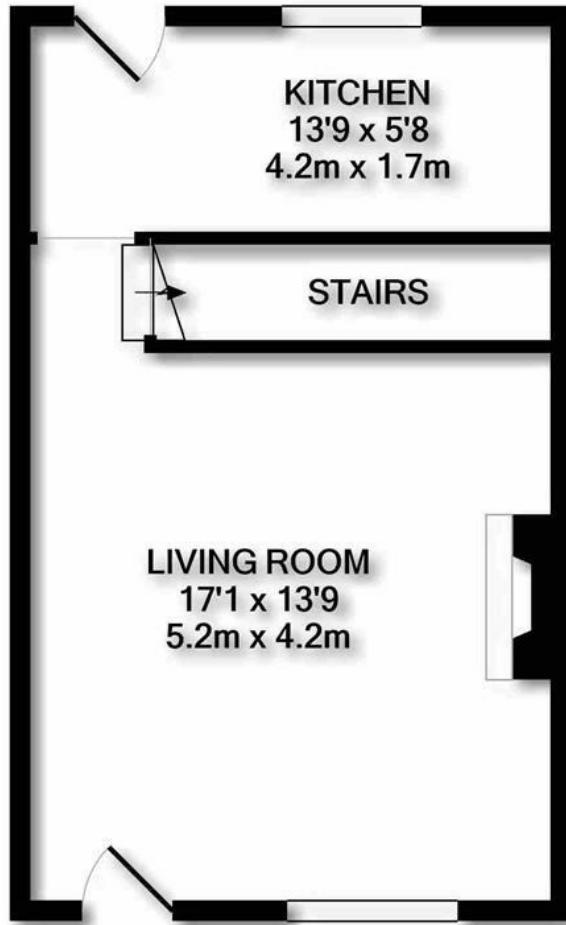
The property benefits from a useful storage cellar, with the added bonus, its access has been cleverly disguised by a hatch from the living room to a stone staircase- which will ensure that your vintage wine collection is kept safe!

A modern open staircase from the sitting room provides access to the first floor. Up the stairs a pretty room looks out on the back garden, this would be a perfect bedroom for a child. At the front of the house the main double bedroom is light and bright . The bathroom is truly charming and combines the modern fittings you would expect in a luxurious bathroom with a little twist of rustic country charm with features such as the exposed red brick wall.

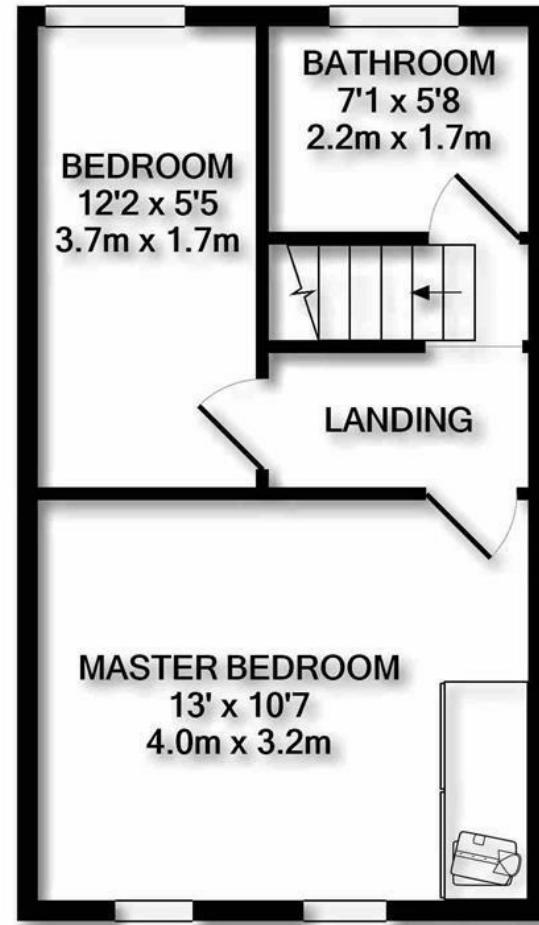
The current owners have boarded and insulated their attic and it can be easily accessed via a built in loft ladder off the landing. This is a really useful addition in a property of this kind, and they have truly made the most of every bit of space available.

This is a really unique and fascinating cottage. The owners have loved living in this memorable home and enjoy the close-knit community of their fellow residents in Menston as well as all the convenience of Leeds and Ilkley being easily accessible and the gorgeous Yorkshire countryside close by.





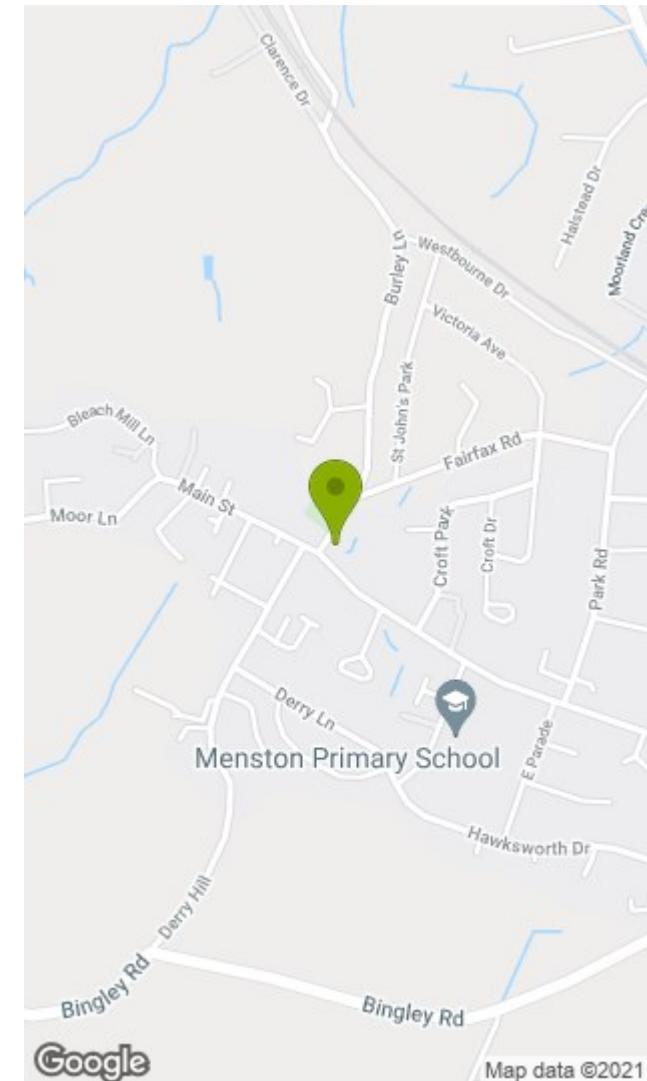
GROUND FLOOR



1ST 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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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		
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Not environmentally friendly - higher CO ₂ emissions			
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