



- Five double bedrooms.
- Superb kitchen diner.
- Master bedroom with dressing room and ensuite.
- Large lounge.
- Dining room and study.
- Downstairs cloakroom and utility.
- Garden backing onto countryside.
- Driveway and double garage.
- Impeccable condition throughout
- Close to excellent schools.



**Ribston Pippin**  
property agent

**7 Beamsley Court, Menston, West Yorkshire LS29 6FL**  
**£585,000**

Set over three levels, the house offers a fantastic amount of space; hallway, lounge, dining room, dining kitchen, study/snug, five double bedrooms, family bathroom, two ensuites, dressing room, utility, and cloakroom. To the exterior there is a large driveway, garage and a sun filled private garden which backs on to countryside, with no overlooking neighbours.

Beamsley Court consists of just 9 properties, on a wide peaceful close, which are all immaculately cared for and this property is no exception.

The front door opens into a wide hallway. To the left is a fabulous lounge, it is a lovely size with windows to the front and glass doors to the rear opening into the dining room. A central stone fire surround with gas fire provides a lovely focal point to this spacious room.

The dining room boasts French doors to the rear patio, which the current owners tell me it is the ideal place to sip a glass of wine in the evening, overlooking the garden, enjoying the evening sun- sounds like bliss!

Adjacent to the dining room is a huge kitchen diner, perfect for a family to gather together. The light coloured cupboards contrast beautifully against the dark granite worktop, there are all the integrated appliance you would expect to find, gas hob, electric oven, fridge, freezer, and dishwasher. With ample room for a large table and chairs, patio doors directly to the garden, the perfect arrangement for family life.

Completing the accommodation on the ground floor there is also a study, utility room and downstairs cloakroom, perfect for any family house.

The staircase leads you to a large landing providing access to three double bedrooms and a bathroom.

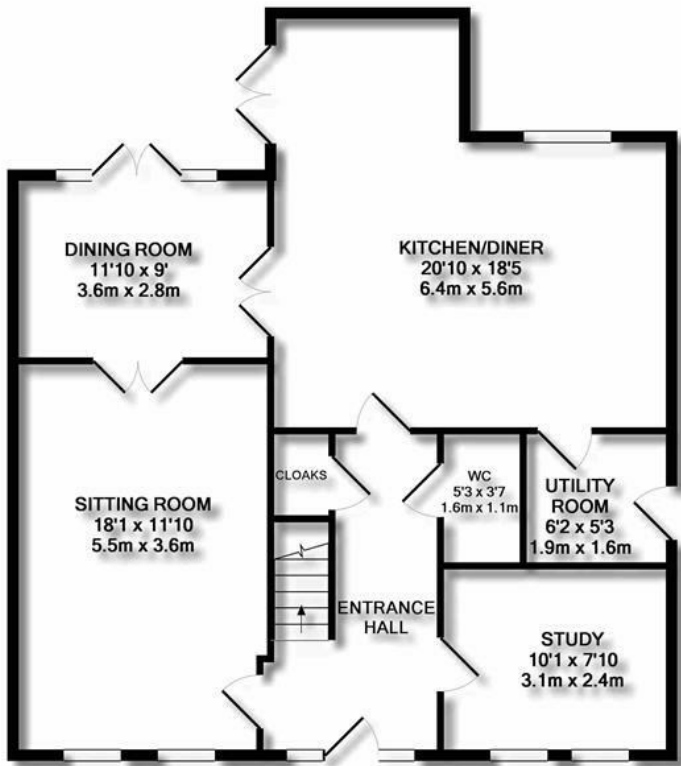
The master bedroom is another treat, its' generous dimensions, dressing room with built in wardrobes. The ensuite is a delight- with a separate bath and shower- hopefully the lady of the house will find some time to pamper herself here!

There are two further double bedrooms and they are both delightful- children will not need to squabble as to who has the best room! The house bathroom is again a generous size, it's neutral colour and quality finish will certainly last!

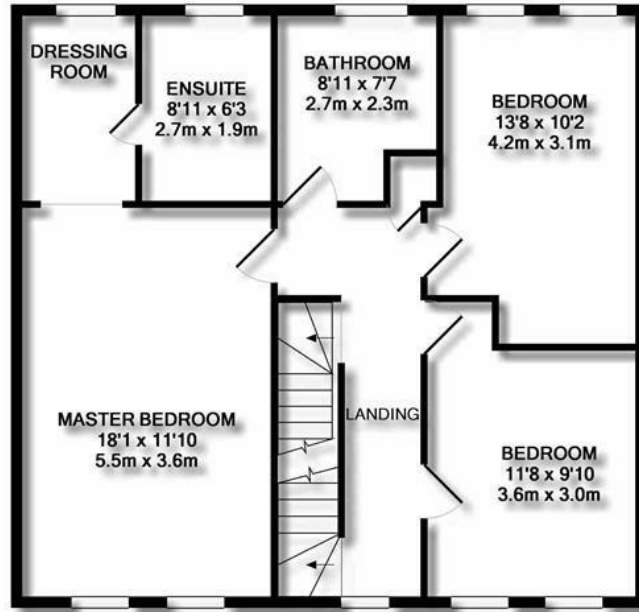
Upstairs to the second floor there are two further huge bedrooms (take a look at the photos), and a shower rooms, children, teenagers and guests alike will love these rooms, quiet and away from the rest from the family!

The exterior of this property delights as much as it's interior. The gardens are substantial without being too large, they are well established, and truly charming! It's so lovely to back onto countryside, it is safe place for children to play and a delightful place for adults to entertain and relax. It is difficult to name the hero of this home, as it offers so much.

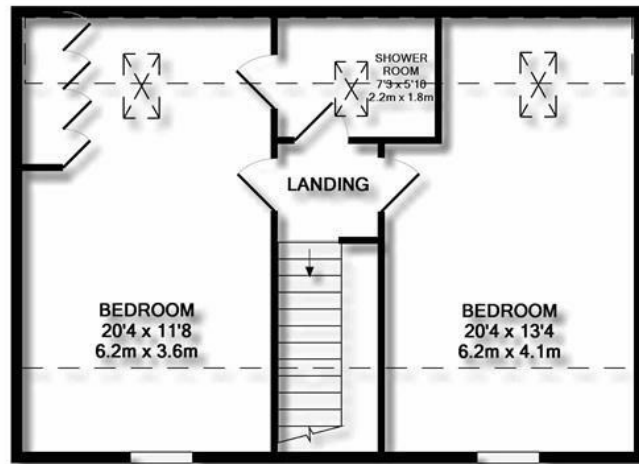




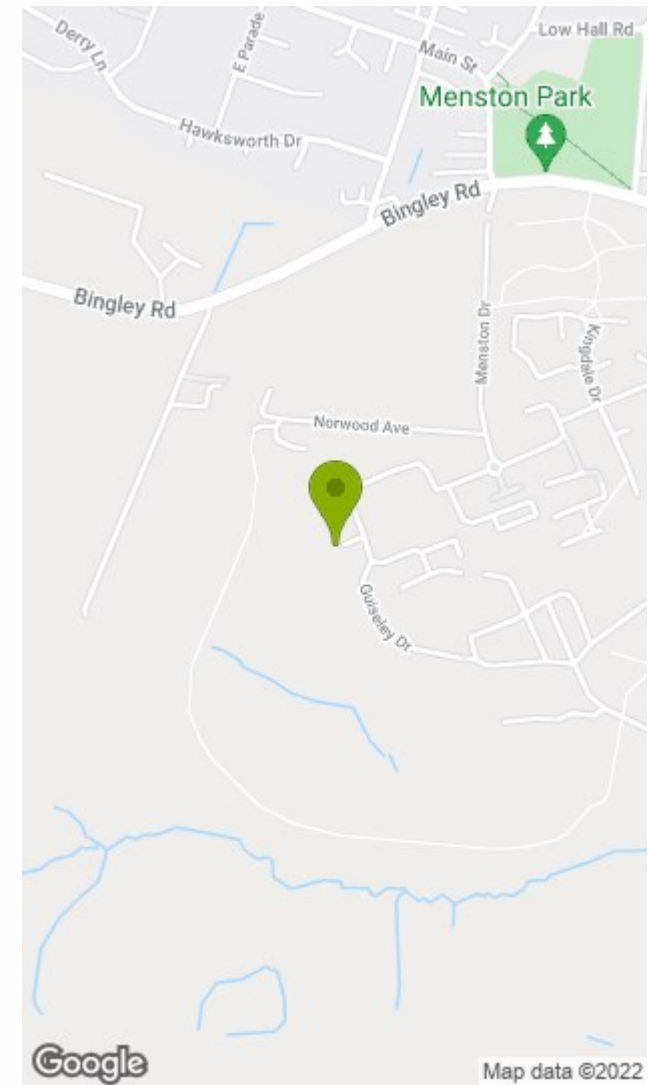
GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		82	83
(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			
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>		82	83
(69-80) <b>C</b>			
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