



- Four bedroom detached home
- Superb kitchen/dining/snug
- Cosy lounge
- Utility and downstairs cloakroom
- Master bedroom with ensuite
- Large driveway and garage
- Garden home office
- Enclosed rear garden
- Close to train station
- Sought after Menston location

Located on the family friendly Brooklands estate, this four bedroom detached home will tick all the boxes for a family.

Entering the property to the front, via a neat porch, handy for kicking off shoes and coats, you come into a spacious hallway with the lounge off to your left. Decorated in fabulous contemporary colours with a gorgeous gas fire and the comfiest carpet underfoot, this lounge is the perfect place to chillax at the end of a busy day.

To the rear of the property is the most fabulous kitchen/diner snug- WOW! This is the space that so many families yearn for, a hub of the home, where you can spend time enjoying a meal together. The patio doors leading on to the rear garden really bring the outside in and just imagine a barbecue on a summer evening, with friends and family mingling, inside and out. Extra light floods in via the overhead velux windows, and with underfloor heating- Bliss!. The kitchen is perfectly equipped with all the integrated appliances you could need, the sleek gloss cabinets and granite worktops are bang on trend - there really is no need to say any more, once you look at the photos, you will be convinced!

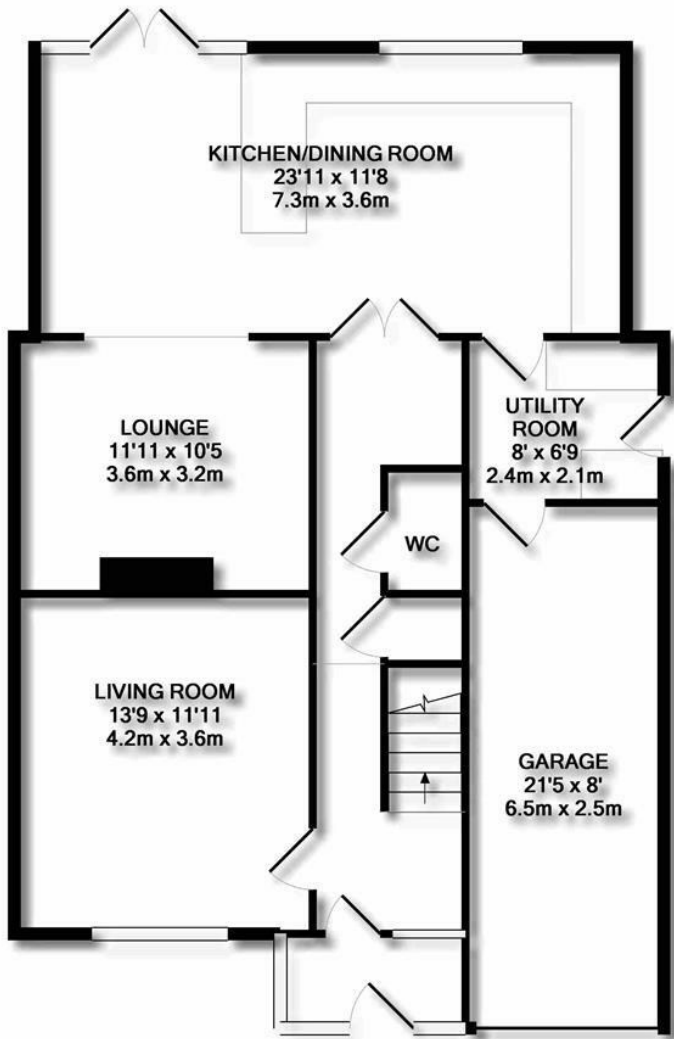
Located off the kitchen is a utility room, and completing the accomodation on the ground floor is the downstairs cloakroom- a couple more boxes ticked!

Upstairs to the first floor there are four bedrooms, the master with ensuite and the house bathroom. There are two good sized doubles, both with fitted wardrobes, the third could house a double bed at a squeeze, but is a very comfortable single as is the fourth bedroom which the current owners currently use as a home office. Both the ensuite and bathroom are fitted with contemporary white suites. Above the first floor is a partly boarded loft, providing plenty of invaluable storage space.

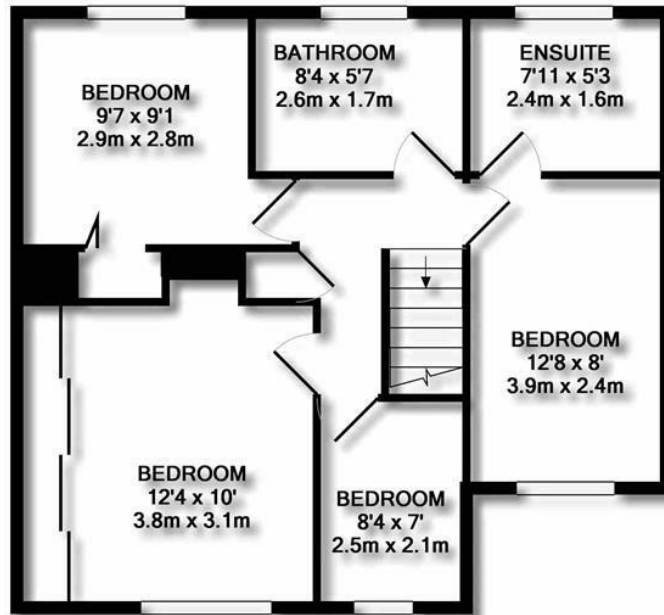
The exterior of the property is as practical as the interior, with a large driveway to the front as well as a tandem integral garage, there is plenty of space for cars as well as storage which every family needs.

To the rear of the property is a lovely garden, which is safe and enclosed, perfect for children and pets. There is also a generous sized home office, ideal for anyone working from home, a quiet space that you can lock up at the end of the day.





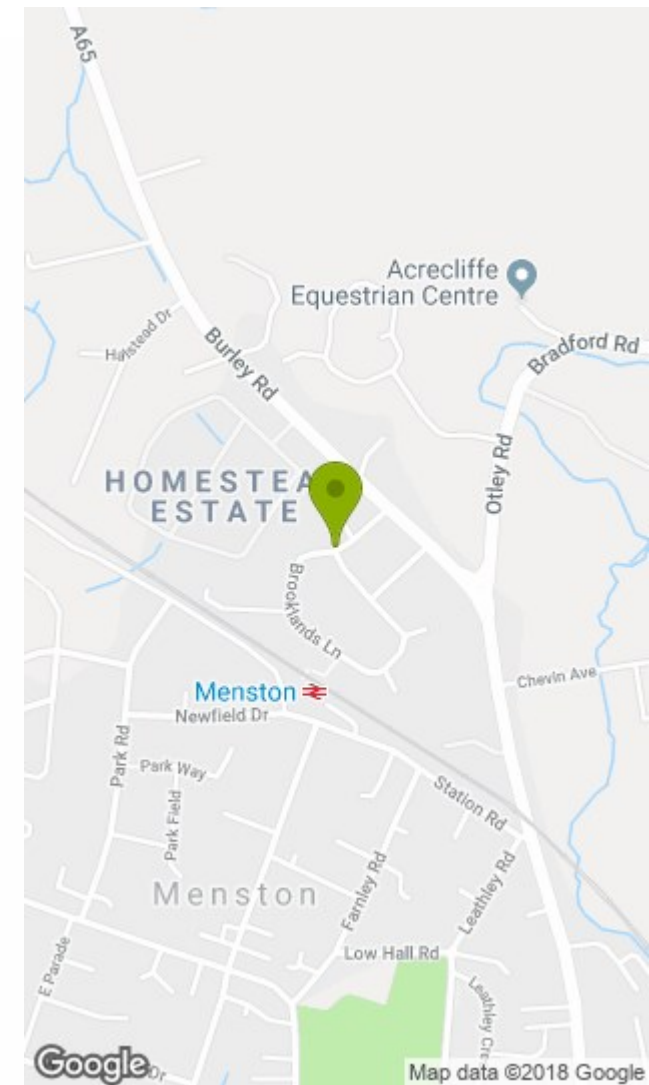
GROUND FLOOR



1ST FLOOR



GARDEN OFFICE



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		
	66	68
England & Wales 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	62
England & Wales EU Directive 2002/91/EC		

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 ©2018

