

Harrison Robinson

Estate Agents



Wimborne Villa, 113 Bradford Road, Menston, LS29 6DT
£995,000

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GROUND FLOOR

Entrance Porch

An impressive, heavy timber door opens into a large entrance porch with practical matting, ideal for kicking off shoes and boots after a walk in the surrounding countryside. High ceiling, dado rail, radiator. A beautiful timber door with stained glass panes and matching side windows leads into the entrance hall.

Reception Hall

22'6" x 8'11" (6.88 x 2.74)

A beautiful reception hall with solid wood flooring and original timber doors opening into the lounge, dining room, stunning living dining kitchen and utility room to the rear of the house. A carpeted staircase with original timber balustrading is an impressive sight.. Deep skirtings, dado rail, radiator. High ceilings add to the feeling of space. This is the perfect spot to greet family and friends.

Living Dining Kitchen

31'7" x 14'11" (9.63 x 4.57)

Wow! A beautifully presented living dining kitchen fitted with a range of soft grey base and wall units with a fabulous beverage station, wine rack and large, central island with stunning granite worksurface with seating for five people. Incorporating a four ring induction hob with hidden extractor and one and a half bowl stainless steel inset sink with chrome Quooker tap. Further integral appliances include two, Neff, Slide and Hide electric ovens, dishwasher and American style fridge freezer. Bay window with plantation shutters in addition to two further windows and bifolding doors out to the garden. Contemporary style, vertical radiator. Attractive log burner on a granite hearth with lovely tiled back. Engineered wood flooring, downlighting, attractive coving.

Lounge

13'10" x 13'10" (4.24 x 4.24)

A spacious lounge to the front of the property with coal effect gas fire set in a marble hearth and surround. Large sash windows overlook the front garden and allow natural light. Carpeted flooring, radiator, decorative coving.

Dining Room

14'0" x 13'10" (4.29 x 4.24)

A generously proportioned, dual aspect dining room to the rear of the house with large sash windows allowing ample natural light. Carpeted flooring, radiator. With room for a large family dining table, this is a great entertaining space and one can imagine many happy times with family and friends here.

Utility Room

10'9" x 5'0" (3.3 x 1.53)

With space and plumbing for a washing machine and tumble dryer beneath a wood effect worksurface with useful, wall mounted cupboards. Solid wood flooring, double glazed windows overlooking the rear garden, radiator. A half glazed, uPVC door leads out to the rear garden. A timber door opens into:

Cloakroom

With low-level w/c and handbasin with chrome mixer tap and tiled splashback. Solid wood flooring, radiator, obscure double glazed window.

LOWER GROUND FLOOR

Guest Bedroom

14'9" x 12'7" (4.5 x 3.84)

A spacious double bedroom with carpeted flooring, radiator and window to the side elevation. Downlighting.

Hall

18'8" x 8'9" (5.69 x 2.67)

A staircase with handrail and timber balustrade leads down to the lower ground floor. There is a spacious hall area with carpeted flooring and radiator. Perfect for a chillout space or simply for storage. Doors open into two, large reception rooms and a home office.

Cinema Room

14'7" x 14'6" (4.47 x 4.42)

A large reception room perfect as a home cinema room with carpeted flooring, radiator, and downlighting. A door from here leads into a guest bedroom.

Family Room

13'8" x 13'7" (4.17 x 4.16)

A large reception room, flexible in use, with carpeted flooring, radiator and downlighting.

Home Office

8'11" x 8'7" (2.74 x 2.64)

With carpeted flooring, radiator and downlighting, the perfect spot for a home office.

FIRST FLOOR

Landing

A grand return staircase with beautiful timber balustrading leads to the spacious first floor landing. A fantastic, tall, stained glass window to the half landing is an attractive feature and allows an abundance of light. Doors open into three double bedrooms and the house bathroom. Carpeted flooring, downlighting.

Master Bedroom

17'3" x 13'10" (5.28 x 4.22)

A generous double bedroom to the front of the property with sliding sash windows, carpeted flooring and radiator. Doors open into:

En Suite Bathroom

Beautifully presented with low level W.C. with concealed cistern, handbasin with chrome waterfall tap set in a dark wood vanity cupboard. Panel bath with chrome waterfall tap and shower attachment and separate shower cubicle with thermostatic drench shower and glazed screen. Attractive, wood effect wall and floor tiling, wall mounted vanity cupboard, extractor, downlighting. Large sash window to rear elevation, chrome, ladder style, heated towel rail. Under floor heating.

Dressing Room

7'8" x 6'11" (2.34 x 2.13)

A walk in dressing room with hanging rails, shelving and drawers, carpeted flooring.

Bedroom Two

14'11" x 14'11" (4.55 x 4.55)

A large, dual aspect double bedroom enjoying lovely, long distance views. Carpeted flooring, radiator, tall fitted wardrobes.

Bedroom Three

14'9" x 12'0" (4.52 x 3.66)

A large, dual aspect double bedroom to the rear of the property affording wonderful, far-reaching views. Carpeted flooring, radiator. Tall recessed wardrobes.

Bathroom

Smartly presented with low-level w/c, pedestal handbasin with chrome mixer tap and panel bath with chrome mixer tap. Walk in shower cubicle with thermostatic shower and glazed screen. Stone effect floor and wall tiling, wall mounted vanity cupboard, down lighting. Large sash window to the front elevation.

SECOND FLOOR

Landing

A further return staircase with timber balustrading and balcony looking over the beautiful stained glass window leads to the second floor landing. Exposed beams, Velux, radiator. Doors open into two double bedrooms, served by a second bathroom.

Bedroom Four

21'5" x 11'6" (6.55 x 3.52)

A lovely double bedroom with two Veluxes, carpeted flooring and radiator. Beautiful, exposed beams, ample room for bedroom furniture. Downlighting.

Bedroom Five

21'1" x 10'9" (6.44 x 3.3)

Mirroring bedroom four one finds a further, lovely double bedroom, again with two Veluxes, carpeted flooring and radiator. Beautiful, exposed beams, downlighting. Ample room for bedroom furniture.

Bathroom

A four-piece bathroom with low-level w/c, pedestal handbasin with chrome mixer tap and panel bath with chrome mixer tap and shower attachment. Separate shower cubicle with thermostatic drench shower. Attractive, large, grey wall tiling, downlighting, extractor. Complementary, grey floor tiles Velux. Chrome, ladder style, heated, towel rail, extractor. Useful, under eaves storage cupboard..

OUTSIDE

Garden

Wimborne Villa occupies a sizeable, level plot with large lawned fore gardens to the front behind manicured hedging. Block paved pathways to both sides of the property lead round to a delightful rear garden, predominantly laid to lawn, with lovely decked area to soak up the sunshine and further patio area, ideal for al-fresco dining. Hedging to the rear maintains privacy.

Garage

30'8" x 20'0" (9.36 x 6.1)

A fantastic triple garage with three, remote controlled, electric doors, power, lighting and plumbing, housing two central heating boilers and water tank. A side door gives access to the garden. A hatch with fitted ladder leads to a large, carpeted attic room, which would make a great chill out space for teenagers or could be developed further to create extra, occasional accommodation. EV charger.

Driveway Parking

A smart, block paved driveway provides secure parking for up to six vehicles behind wrought iron, electric gates.

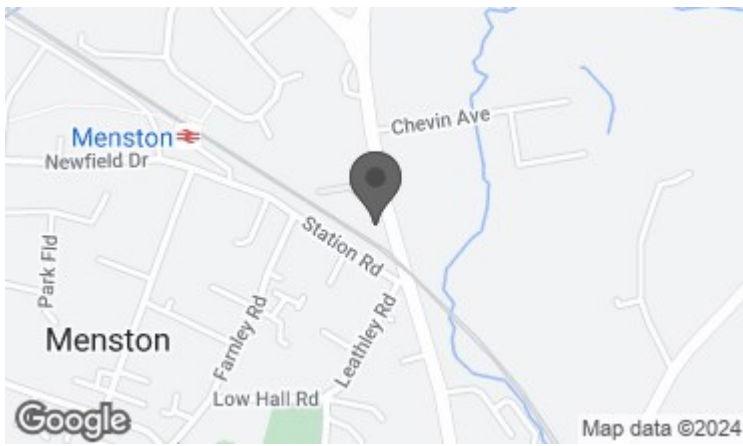
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

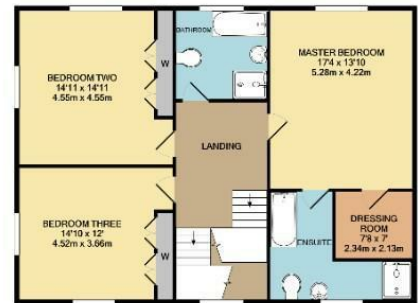
There is fibre optic broadband available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

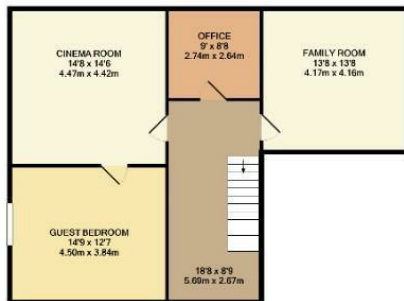




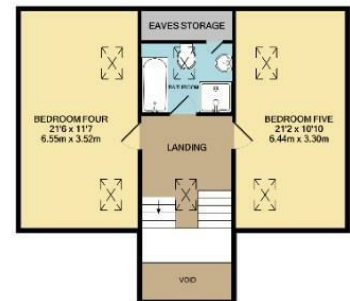
GROUND FLOOR
APPROX. FLOOR
AREA 1055 SQ.M.
(10777 SQ.M.F.)



FIRST FLOOR
APPROX. FLOOR
AREA 1101 SQ.M.
(11259 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 861 SQ.M.
(8815 SQ.M.)



THIRD FLOOR
APPROX. FLOOR
AREA 344 SQ.M.
(3534 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 3836 SQ.FT. (470.6 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plans contained herein, some elements of design, all views, scenes and/or other features are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the property's actual measurements. The service, features and appearance shown have not been tested and no guarantee is given regarding accuracy or efficiency can be given.



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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