

# Harrison Robinson

Estate Agents



**2 Fairfax Road, Menston, LS29 6EW**

**£562,500**

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## GROUND FLOOR

### Entrance Hall

A solid timber door opens into a welcoming hallway with an area of fitted, ribbed matting and wood effect, ceramic floor tiling with underfloor heating. Oak panelled doors open into the lounge, living dining kitchen, cloakroom/utility room and useful storage cupboard. This is the ideal spot to welcome family and friends.

### Lounge

16'0" x 11'1" (4.9 x 3.4)

A spacious sitting room to the front elevation with a log burning stove set on an attractive, brick hearth and with wooden mantle over creates a focal point to the room. A large, uPVC, leaded, double glazed window allows natural light to flood in. Carpeted flooring, radiator.

### Open Plan Breakfast Kitchen

12'5" x 8'10" (3.8 x 2.7)

Wow! A fabulous, open plan, living dining kitchen to the rear of the house which the current owners have opened up to create a wonderful space, ideal for modern day, family living. The kitchen is fitted with a range of bespoke, solid wood, soft white and grey base and wall units with chrome doorknobs and cup handles and with solid, granite effect work surfaces and upstands incorporating a useful breakfast bar. A Belfast sink with chrome mixer tap sits beneath a double glazed window overlooking the south facing, rear garden. Integral appliances include a dishwasher, microwave and a Smeg, electric oven with five ring gas hob and stainless steel extractor hood over, space for an American fridge freezer. Under cabinet lighting, downlighting, wood effect, ceramic flooring with underfloor heating. UPVC, double glazed, patio doors lead out onto the Yorkshire stone patio and garden.

Deep under stairs storage cupboard with light, oak door with glazed panel leads into the hallway. Open into:

### Family Living Dining Room

19'4" x 15'1" (5.9 x 4.6)

A most spacious living area with ample room for a family dining table, sofas and further furniture and with double glazed windows to both front and rear allowing an abundance of light

into the room. Three, traditional style radiators, high quality, wood effect, composite flooring, downlighting. One can imagine many happy times entertaining family and friends here.

### Cloakroom/Utility Room

Refurbished to include a low level w/c, hand basin with chrome, waterfall, mixer tap set in a white, high gloss cupboard and with tiled splashback. Space and plumbing for a washing machine with work surface over and wall mounted cupboard. Tile effect, vinyl flooring, extractor, double glazed window with obscure glazing to front elevation.

## FIRST FLOOR

### Landing

A carpeted staircase with white balustrade leads up to the first floor landing where white panelled doors open into four bedrooms and the house bathroom.

### Loft Room

18'8" x 9'10" (5.7 x 3)

A large hatch with pull down, fitted ladder gives access to a carpeted loft with lighting and Velux which could be converted to provide a fifth bedroom if desired STPC. This space currently provides excellent storage.

### Master Bedroom

15'5" x 15'1" (4.7 x 4.6)

A beautiful, double bedroom to the front of the house with two, large Velux windows with fitted blinds, two, traditional style radiators, carpeted flooring and downlighting. Door into:

### En Suite Shower Room

An immaculate, contemporary en suite shower room with low level w/c, oval sink with chrome mixer tap set in a wooden cupboard providing useful storage. Corner shower cubicle with drench shower and additional attachment and with curved, sliding glass door. Stone coloured, metro tiling to walls with complementary, wood effect flooring. Chrome, heated towel rail with shelf, extractor and double glazed window to the rear.

## Bedroom Two

12'1" x 11'5" (3.7 x 3.5)

A double bedroom to the front elevation with a double glazed, leaded window affording a lovely view of mature, tree lined roads. Fitted wardrobes, carpeted flooring, radiator.

## Bedroom Three

12'5" x 9'6" (3.8 x 2.9)

A further, double bedroom to the rear of the house with views over the lovely, south facing garden and glimpses of hills in the distance. Double glazed window with radiator beneath, carpeted flooring.

## Bedroom Four

8'10" x 5'6" (2.7 x 1.7)

A single bedroom to the front of the property with double glazed, leaded window offering pleasant views. Tall, slimline radiator, carpeted flooring.

## Bathroom

Fitted with a low level w/c, panel bath with traditional style, chrome taps and with traditional style shower over. Inset glass shelving with downlighting. Hand basin with chrome taps set in a tiled surround and with wooden cupboards both above and beneath providing storage. White, ladder style, heated, towel rail, stone effect wall tiling, newly installed porcelain, ceramic floor tiles, double glazed window to the rear.

## OUTSIDE

### Garden and Driveway Parking

The house is well set back from the road benefitting from a spacious tarmac driveway behind wrought iron gates and manicured hedging providing parking for three cars. A stone pathway in front of the house with a wooden side gate gives access to the rear garden. Smart fencing to one side maintains privacy and there is a border with mature plants and shrub. Outside tap.

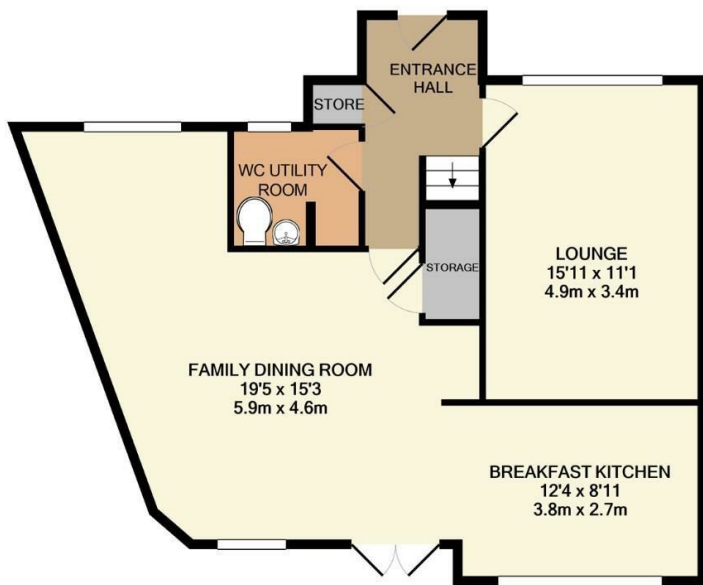
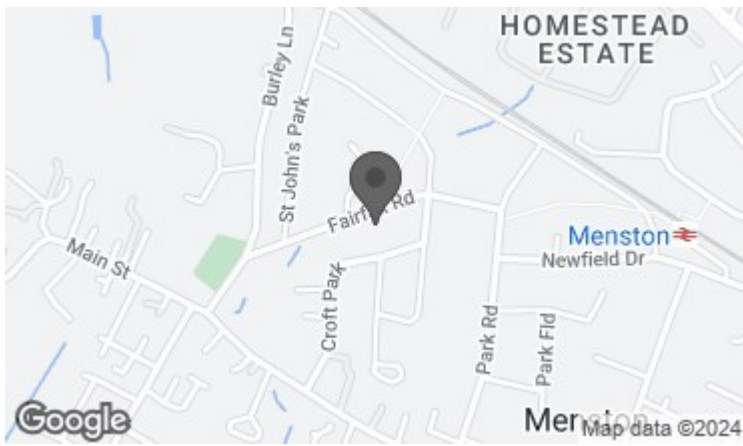
To the rear of the house is a lovely, south facing, level garden, predominantly laid to lawn with a Yorkshire stone patio and decked area in front of a summerhouse/shed with heating and lighting, which would make an ideal home office. Smart fencing to all sides maintains security and privacy and there are borders with mature shrubs and trees. Outdoor tap, wrought iron gate to the side giving access to the driveway. This is a lovely, family garden, safe for young children and ideal for al-fresco entertaining and relaxing in the sunshine with a glass of your favourite tippie.

### UTILITIES AND SERVICES

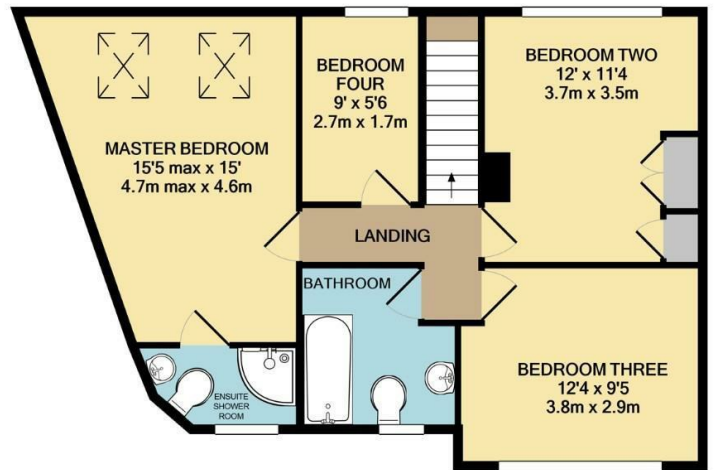
The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property.

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





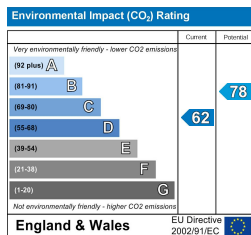
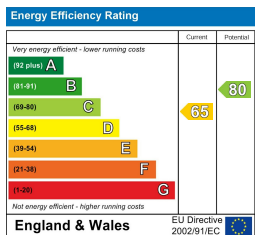
GROUND FLOOR  
APPROX. FLOOR  
AREA 727 SQ.FT.  
(67.5 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 661 SQ.FT.  
(61.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (128.9 SQ.M.)

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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