

# Harrison Robinson

Estate Agents



**2 Rombalds Court, Menston, LS29 6PX**

**Price Guide £230,000**

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# 2 Rombalds Court, Menston, LS29 6PX

## Price Guide £230,000



### GROUND FLOOR

#### Lounge

14'1" x 11'5" (4.3 x 3.5)

A timber entrance door opens into a well presented and spacious lounge with wall mounted electric fire, newly carpeted flooring and radiator. Two windows overlooking the low maintenance front garden allow natural light. A return carpeted staircase with white timber balustrading leads to the first floor landing. A door opens to:

#### Dining Kitchen

11'5" x 10'2" (3.5 x 3.1)

A good sized dining kitchen fitted with a range of base and wall units with complementary worksurfaces and tiled splashback. Integrated appliances include electric oven, gas hob with extractor over and washing machine. A stainless steel sink with chrome mixer tap sits beneath a double glazed window overlooking the rear garden. Laminate flooring, radiator, room for a dining table if desired. A timber door leads out to the garden.

### FIRST FLOOR

#### Landing

A return carpeted staircase leads from the lounge to the first floor landing. Doors open into two bedrooms and the three-piece house bathroom.

#### Bedroom One

11'5" x 10'2" (3.5 x 3.1)

A good sized double bedroom with newly fitted carpet, two double glazed windows and radiator.

#### Bedroom Two

10'5" x 6'2" (3.2 x 1.9)

A spacious single bedroom to the front of the property, newly carpeted flooring, double glazed window and radiator.

#### Bathroom

With low-level W.C., pedestal handbasin with chrome taps and panel bath with thermostatic shower and white wall tiling. Vinyl flooring, obscure, double glazed window.

### OUTSIDE

#### Gardens

The property benefits from low maintenance, paved gardens to both front and rear, ideal for sitting out and relaxing or entertaining with room for flowering pots and shrubs.

#### Allocated Parking

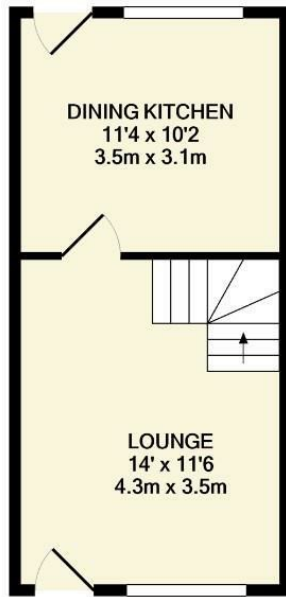
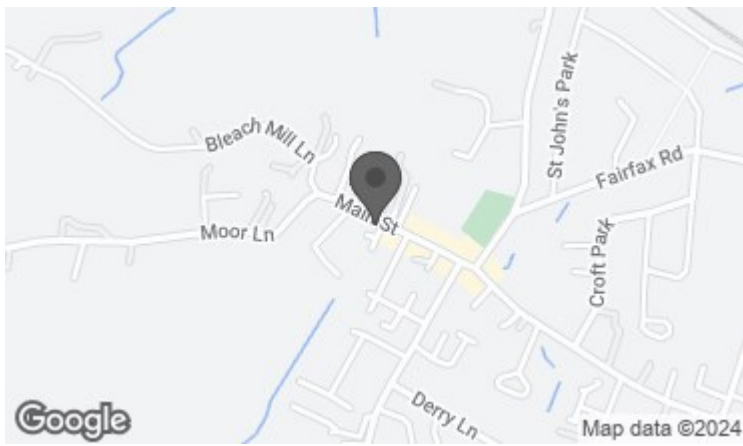
There is an allocated parking space opposite the rear garden for one vehicle.

#### UTILITIES AND SERVICES

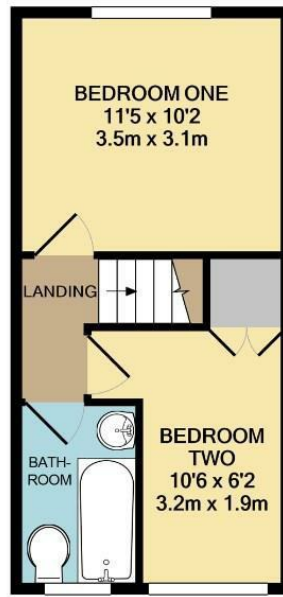
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the [Mobile and Broadband Checker Ofcom website](#) to check Broadband speeds and mobile phone coverage.





GROUND FLOOR  
APPROX. FLOOR  
AREA 274 SQ.FT.  
(25.5 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.9 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



Energy Efficiency Rating	
Current	Potential
73	88

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.