

# Harrison Robinson

Estate Agents



10 Oakridge Avenue, Menston, LS29 6DF

£375,000

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## GROUND FLOOR

### Entrance Porch

A useful entrance porch with UPVC half-glazed door and two glazed side panels. A charming, terracotta, tiled floor space makes this a practical spot for removing shoes and boots after a walk in the surrounding countryside with space to hang coats. A sturdy, original, timber front entrance door with beautiful, stained glass panel opens into the entrance hall. Stunning, adjacent stained glass panels with opaque glazing enhance the bright atmosphere.

### Entrance Hall

Having admired the exquisite stained glass of the original entrance door, one steps into a spacious and welcoming entrance hall with parquet style, wooden flooring and one immediately senses the charm and character of this wonderful, family home. A wide, carpeted staircase with original, timber balustrade leads to the first floor. Coving and a picture shelf add to the characterful feel. This is a wonderful environment in which to greet friends and family. Radiator.

### Lounge

14'4" x 12'11" (4.37 x 3.96)

A well-proportioned reception room filled with light. One's eyes are drawn to the lovely, curved bay window with UPVC leaded double-glazing offering a pleasant view over the front garden and this quiet cul-de-sac. An attractive, stone fireplace houses a log burning stove. Coving, picture rail and stripped wooden floor continue the characterful ambiance. Radiator.

### Kitchen

8'5" x 7'4" (2.59 x 2.24)

A fitted kitchen with wooden fronted, base and wall cupboards with complementary laminate work surface over incorporating a composite sink with monobloc tap sitting underneath a UPVC double-glazed window overlooking the rear garden. Coordinating, ceramic, tiled splashback. Integrated appliances include an electric oven and a four burner, ceramic gas hob with extractor over. Space and plumbing for a dishwasher and washing machine. Practical, ceramic, tiled floor. A UPVC, half-glazed, double-glazed door with opaque panel provides access from the

driveway and allows the light to flood in. Useful pantry providing storage.

### Sitting/Dining Room

20'8" x 12'0" (6.30 x 3.66)

This is a most spacious sitting/dining room with ample room for a suite and a family dining table. An elegant, marble fireplace and hearth housing an open fire is a lovely, focal point and makes this a great environment in which to dine and entertain in the winter whilst UPVC French doors with access onto the lovely garden also make it conducive to al fresco entertaining in the summer months and allow the natural light to flood in enhanced by two tall side panels. Coving, picture rail, stripped floorboards and radiator. A large, matching side window accentuates the bright atmosphere. A useful storage cupboard houses the recently fitted Worcester Bosch boiler.

## FIRST FLOOR

### Landing

A wide carpeted return staircase leads to the first floor carpeted landing. A beautiful, original, timber framed window with stained glass, leaded opaque panel is a delightful feature to the side elevation whilst allowing the light to flood in. Loft access.

### Bedroom One

14'11" x 11'8" (4.57 x 3.58)

A spacious, double bedroom to the front elevation benefitting from a charming, curved, double-glazed, leaded bay window matching that of the lounge and affording some delightful, far reaching countryside views. Fitted wardrobes, carpeting and radiator.

### Bedroom Two

12'0" x 11'8" (3.66 x 3.56)

A second generous, double bedroom, this time to the rear elevation. A large, UPVC, double-glazed window makes for a bright and airy atmosphere and offers a glimpse of the moors in the distance. Built-in wardrobes, carpeting and radiator.

### Bedroom Three

8'0" x 7'7" (2.44 x 2.33)

A single bedroom, which would also make a great home office. A UPVC, double-glazed, leaded window affording some lovely, countryside views. Carpeting, radiator and coving.

### Bathroom

8'5" x 8'0" (2.59 x 2.44)

A spacious house bathroom comprising of a white suite including a panel bath with mains shower over and traditional style taps, a traditional style, pedestal wash basin with matching traditional taps and a low-level w/c. Fully tiled around the shower and half tiling elsewhere. Ceramic, tiled floor. Coving and traditional style, towel radiator. Useful storage cupboard. Dual aspect, UPVC, double-glazed windows with opaque glazing allow for ample natural light.

### OUTSIDE

#### Garden

The property sits back from the roadside and is bounded by a low stone wall to the front. It has a low-maintenance front garden and enjoys a good-sized garden to the rear, mainly laid to level lawn with two spacious patio areas. Tall hedging and fencing maintain privacy. A tall, timber gate provides access from the driveway.

### Garage

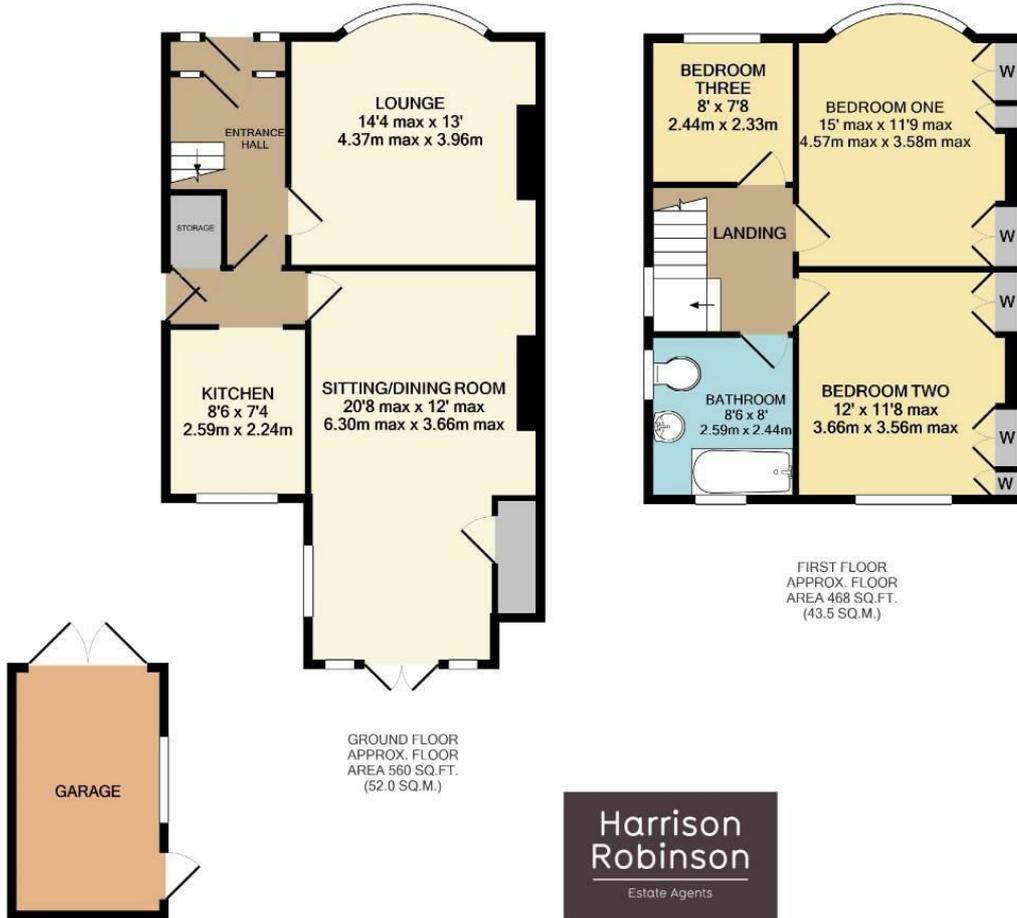
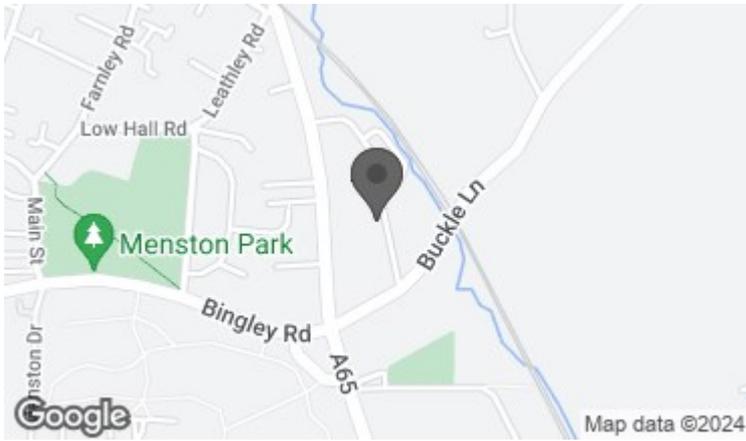
A single garage store with separate workshop is approached via a long driveway with ample parking for a number of vehicles.

### 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.





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1028 SQ.FT. (95.5 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
69	82

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

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