

Harrison Robinson

Estate Agents



2 West Winds, Menston, LS29 6QD

£975,000

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GROUND FLOOR

Reception Hallway

A covered porch gives access to a half-glazed, composite door with glazed, side window opening into a most spacious, welcoming entrance hall with half-glazed doors leading into the lounge, living dining kitchen, family room and cloakroom. Attractive, driftwood effect flooring, under stairs storage cupboard, radiator and carpeted stairs to the first floor. This is a fabulous spot to welcome family and friends.

Lounge

20'11" x 14'5" (6.4m x 4.4m)

A large, dual aspect living room with a multifuel stove sitting on a stone hearth with carved stone surround creating a fabulous, focal point. Double-glazed windows overlooking the front garden allow plenty of natural light to flood in. Carpeted flooring and radiator.

Cloakroom

With low level w/c and vanity hand basin with useful storage below, chrome, monobloc tap and tiled splashback. Stone tiled flooring, extractor, downlighting, radiator.

Family Room

12'9" x 11'1" (3.9m x 3.4m)

Benefitting from a second reception room creates further flexibility for this wonderful family home, with double-glazed window to the front elevation affording ample natural light. Carpeted flooring.

Living Dining Kitchen

32'9" x 23'7" max (10.0m x 7.2m max)

Wow, wow wow! A half-glazed door opens into a fabulous, living dining kitchen, benefitting from panoramic windows and French doors leading out to the level, south facing patio and garden. Light floods in, complemented by four Velux rooflights. The contemporary styled kitchen is fitted with bespoke, white, base and wall units and drawers with black, granite work surfaces and multi coloured metro tiling to the splashbacks. A large, centre island houses a multi burner, stainless-steel, gas hob with stylish, modern extractor over, with further drawers and cupboards incorporating a useful breakfast bar. Integral appliances include a fridge/freezer, dishwasher, double, stainless-steel electric ovens and matching multi-function microwave. A one and a half bowl, inset stainless steel sink with chrome, boiling water mixer tap, downlighting, natural travertine stone flooring. There is ample room for a large dining table and one can imagine many happy times here entertaining friends and family. A spacious, living area with room for sofas and chairs, is an ideal spot to sit and relax. Downlighting and further double-glazed window to the side elevation.

Utility Room

8'6" x 8'6" (2.6 x 2.6m)

A spacious room with space and plumbing for a washing machine and tumble drier, fitted with sage coloured, Shaker style units with wood effect work-surfaces over, cupboards and drawers, ideal for storage. Wall mounted, recently fitted, digital boiler with remote Nest control. Double-glazed window to the side elevation with obscure glazing. UPVC half-glazed door to the rear garden. Door into:

Integral Double Garage

18'8" x 17'0" (5.7m x 5.2m)

A large, double garage providing plenty of storage for all the family's paraphernalia with up and over electric door, power and lighting. Double-glazed window to the rear elevation.

First Floor

A carpeted staircase with white, spindle balustrade and handrail leads up to the first floor landing. To the right one finds a spacious, carpeted landing area with contemporary, white panelled doors opening into the four bedrooms, the house bathroom and a useful, large storage cupboard.

Master Bedroom

12'9" x 11'5" (3.9m x 3.5m)

A delightful, double bedroom to the front elevation with double-glazed window affording, long distance Wharfe Valley views. Carpeted flooring, radiator and archway into:

Dressing Room

A spacious dressing room with a full range of contemporary, fitted wardrobes with sliding doors to one wall. Double-glazed window.

En-Suite Shower Room

With low-level w/c having a concealed cistern with push button flush, a stylish, vanity hand basin with chrome mixer tap, wall mirror and walk-in shower cubicle with chrome, thermostatic shower with contemporary wall panels. Chrome, ladder radiator, under-floor heating, driftwood effect flooring and brick effect wall covering.

Bedroom Two

14'5" x 12'1" (4.4m x 3.7m)

A further large, double bedroom to the front of the property with a double-glazed, dormer window with pleasant aspect across the valley with glimpses of the hills in the distance. Fitted wardrobe, carpeted flooring and radiator.

En-Suite Shower Room

With low-level w/c, vanity hand basin with chrome mixer tap and useful storage below, shower cubicle with chrome, thermostatic shower with contemporary wall panels. Chrome radiator and driftwood effect flooring.

Bedroom Three

14'1" x 7'10" (4.3m x 2.4m)

A great-sized, double bedroom to the rear of the house with countryside views. Carpeted flooring and radiator.

Bedroom Four

12'1" x 8'10" (3.7m x 2.7m)

A further, spacious, double bedroom to the rear elevation with double-glazed window, again with countryside views. Carpeted flooring and radiator.

House Bathroom

Truly stunning, fitted with a brand-new, contemporary, four-piece house bathroom with low-level w/c with concealed cistern and push flush, bowl style, ceramic hand basin with chrome, wall mounted waterfall mixer tap and mirror with lighting. Free standing slipper bath with wall mounted, chrome, waterfall mixer tap, perfect for relaxing in after a hard day at work, but if you don't have the time there is a quadrant glazed shower cubicle with sliding doors and thermostatic shower. Large, ceramic, white and grey, marble effect tiling to the walls and flooring with underfloor heating. Downlighting, extractor and chrome, heated towel rail. Obscure, double-glazed windows to the side elevation.

OUTSIDE

Garden & Driveway Parking

The property is situated on a generous, corner plot benefitting to the front from a block paved driveway providing parking for up to three vehicles and a sizeable, lawned area with mature borders set behind smart, low-level, dry-stone walling and manicured hedging. A flagged pathway leads around the side of the property accessed via a wooden gate maintaining privacy and security. The piece de la resistance is a large, level, south facing private garden, predominantly laid to lawn with a spacious, stone patio, ideal for al-fresco entertaining or simply relaxing in the sunshine. The garden has been well maintained and has mature borders, a stream and tall hedging. This is a wonderful, family garden, ideal for children playing and for enjoying the sunshine with a morning coffee or for al fresco entertaining or just relaxing with a glass of your favourite tittle in the evening.

UTILITIES & SERVICES

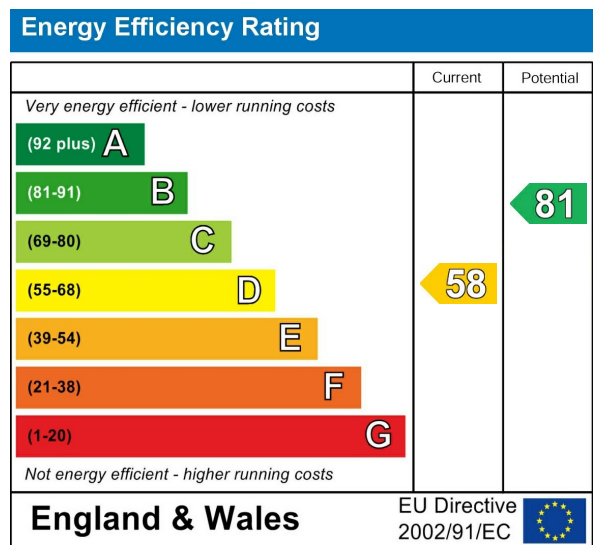
The property benefits from mains gas, electricity and drainage.

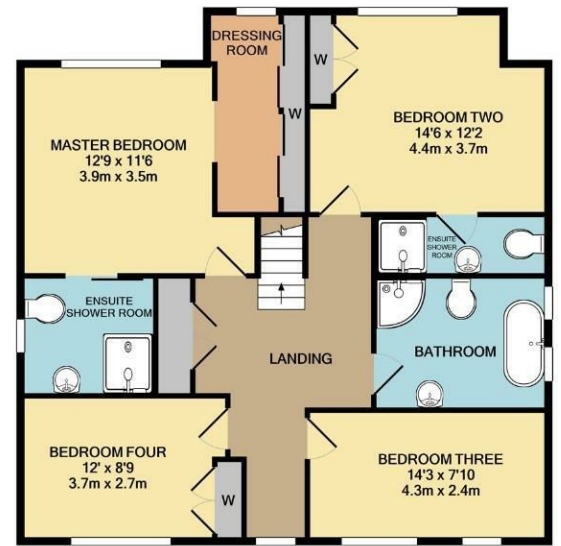
Superfast Broadband available to the property.

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



- Four Double Bedroom Detached House
- Stunning Open Plan Living Dining Kitchen
- Immaculately Presented Throughout
- Lounge with Multifuel Stove
- Prestigious Central Menston Location
- Master Bedroom with En Suite
- Wonderful New House Bathroom
- Private South Facing Garden
- Integral Garage with Driveway Parking
- Council Tax Band G





TOTAL APPROX. FLOOR AREA 2574 SQ.FT. (239.1 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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