

Harrison Robinson

Estate Agents



8 Norwood Fold, Menston, LS29 6GS

Price Guide £825,000

 5  3  1  B



8 Norwood Fold, Menston, LS29 6GS

Price Guide £825,000



GROUND FLOOR

Reception Hall

17'0" x 9'10" (5.2 x 3.0)

A smart composite door opens into a generous reception hall giving access to the principal rooms including lounge, living dining kitchen with double height Apex window allowing ample natural light and beautifully presented cloakroom. A carpeted staircase with solid oak balustrading leads up to the spacious, galleried landing. Smart, wood effect flooring, radiator.

Lounge

24'3" x 12'1" (7.4 x 3.7)

A light and airy spacious lounge courtesy of windows to the front elevation and uPVC double glazed bifolding doors leading out to the garden and being open into the dining area with the double height, Apex window. There is ample room for comfortable furniture. Laminate flooring, radiator.

Living Dining Kitchen

18'0" x 11'9" (5.5 x 3.6)

Fitted with a range of high gloss base and wall units with composite worksurfaces incorporating a breakfast bar, a handy spot to sit and enjoy a coffee and a chat. and attractive metro tiling to splashbacks. There is a full complement of integral appliances including fridge freezer, dishwasher, microwave, electric oven and five ring gas hob with glass splashback and extractor over. Inset, stainless steel sink with chrome mixer tap, downlighting, wood effect flooring. There is room for a comfortable furniture making this a most sociable area. With ample room for a large dining table by the bifolding doors leading out to the garden this is a great entertaining space bringing the outside in in warmer months, Door into:

Utility Room

5'10" x 5'2" (1.8 x 1.6)

With space and plumbing for a washing machine and tumble dryer and with a stainless steel sink and chrome mixer tap beneath a double glazed window to the front of the property. Downlighting, continuation of the wood effect flooring, door into double garage.

WC

Immaculately presented with low level W.C with concealed cistern, wall mounted push button flush and wall hung handbasin with chrome mixer tap. Large, stone effect, wall tiles, complementary floor tiles, radiator, downlighting. Obscure double glazed window.

FIRST FLOOR

Landing

A carpeted staircase with solid timber balustrading leads up to the spacious first floor, galleried landing enjoying an abundance of natural light and delightful, long distance views courtesy of the double height Apex window. Doors open into five bedrooms, two benefitting from en suite facilities, the house bathroom and two, useful storage cupboards, one housing the hot water tank. Carpeted flooring, radiator.

Master Bedroom

19'8" x 10'2" (6.0 x 3.1)

A beautiful double bedroom with windows to both front and rear allowing natural light and affording fantastic, far reaching views. Carpeted flooring, radiator, doors open to a spacious, walk-in dressing room and a beautiful en suite shower room.

En Suite Shower Room

Immaculately presented with low level W.C. with concealed cistern, two handbasins with wall mounted mixer taps set in grey, high gloss vanity drawers and large, walk-in shower with thermostatic drench shower plus additional attachment, attractive wall tiling and glazed screen. White wall tiling, tile effect, vinyl flooring. Large wall mirror, recessed storage cupboard. Downlighting, tall, chrome, ladder style, heated towel rail. Obscure double glazed window.

Dressing Room

8'10" x 7'10" (2.7 x 2.4)

A large walk-in dressing room with carpeted flooring, hanging rails and downlighting. Double glazed window.

Bedroom Two

12'1" x 9'6" (3.7 x 2.9)

A good sized double bedroom to the front of the property with two, double glazed windows, carpeted flooring and radiator. A door opens into a walk-in wardrobe. Door into:

En Suite Shower Room

Beautifully presented with low level W.C. with concealed cistern, handbasin with wall mounted mixer taps set in a grey, high gloss vanity drawer and walk-in shower with thermostatic drench shower plus additional attachment, attractive wall tiling and glazed screen. White wall tiling, tile effect, vinyl flooring. Downlighting, tall, chrome, ladder style, heated towel rail, recessed storage cupboard. Obscure, double glazed window.

Bedroom Three

11'9" x 9'10" (3.6 x 3.0)

A spacious double bedroom to the rear of the property with two, double glazed windows enjoying delightful views. Carpeted flooring, radiator, fitted wardrobes.

Bedroom Four

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

A fourth, double bedroom with double glazed window, carpeted flooring and radiator.

Bedroom Five

9'6" x 7'2" (2.9 x 2.2)

With two double glazed windows, carpeted flooring and radiator, currently utilised as a home office, this is a good sized single bedroom.

Bathroom

A luxuriously styled house bathroom with low level W.C with concealed cistern and wall mounted, push button flush, hand basin with wall mounted mixer tap set in a vanity drawer and bath with wall mounted controls and shower attachment. Attractive wall tiling, tile effect flooring, chrome ladder style heated towel rail. Downlighting, extractor, obscure double glazed windows.

OUTSIDE

Garden

The property enjoys a delightful, spacious, landscaped garden with a large paved terrace, perfect for al-fresco dining, which overlooks the tiered, lawned garden. The lower garden has raised beds, mature planting and a newly created decked area, a lovely sunny spot. This really is a lovely family garden, great for children to play safely and adults to relax, potter or entertain.

Garage

19'8" x 18'8" (6.0 x 5.7)

An integral double garage with two, remote controlled electric doors with a wide range of high gloss fitted cupboards, with plumbing for a washing machine and a fabulous dog shower! A door leads out to the rear garden. Wall mounted, gas central heating boiler.

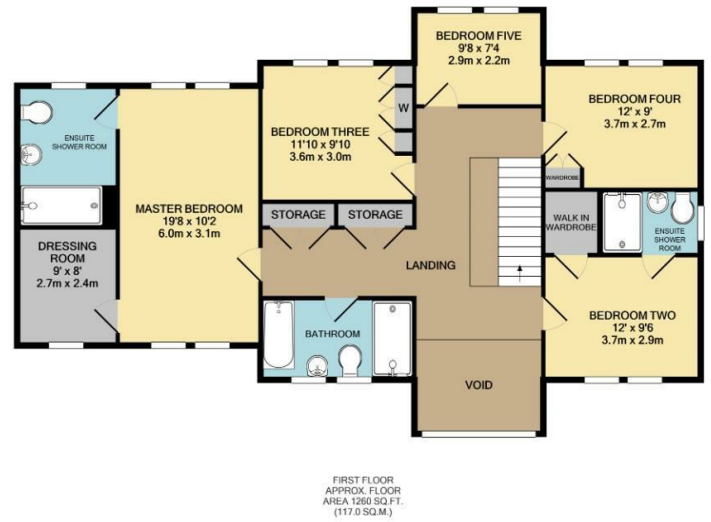
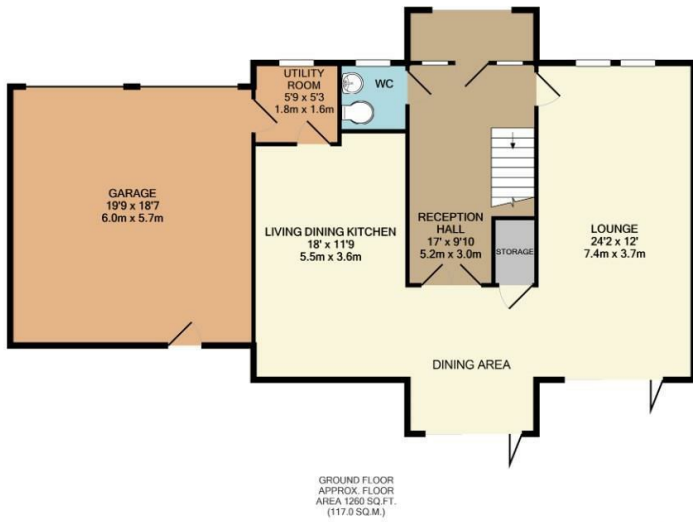
Driveway Parking

A resin coated drive provides parking for four cars with the benefit of an EV charger.

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast 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.





TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2520 SQ.FT. (234.1 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.



Energy Efficiency Rating	
Current	Potential
86	91

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.