

Harrison Robinson

Estate Agents



Mingulay Windermere Avenue, Menston, LS29 6NR

£995,000

 4  3  2  C



Mingulay Windermere Avenue, Menston, LS29 6NR

£995,000



GROUND FLOOR

Reception Hall

A smart, dark grey, composite entrance door with obscure glazed panels and tall side window opens into a welcoming hallway. Doors lead into a beautiful dining kitchen, spacious lounge with patio doors out to the decked balcony, formal dining room or second reception room and cloakroom/W.C. Useful storage cupboard with coat hooks and shelving. Contemporary styled radiator, high-quality, laminate flooring, downlighting, ample room for an item of furniture. A carpeted staircase with spindle balustrading leads up to the first floor landings.

Dining Room

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

A good sized dining room or second reception room to the front elevation with double glazed, box bay window to the front elevation. Laminate flooring, contemporary style radiator. There is ample room for a family dining table here and one can imagine many happy times with family and friends. This room is flexible in use and could be a snug, family room or playroom if desired.

Living Dining Kitchen

18'4" x 16'8" (5.6 x 5.1)

Wow! The real hub of this home is the large, living dining kitchen to the rear of the house fitted with a range of dark grey, solid wood, base and wall units with cup handles and Quartz worksurfaces and upstands. Integrated appliances include electric oven, four ring, induction hob with integrated extractor, tall fridge and dishwasher. Belfast sink with brushed copper, mixer tap beneath a double glazed window to the side elevation. A central island provides ample surface for food preparation and houses drawers providing ample storage. There is room for a large family dining table, ceramic floor tiling, downlighting. Bifolding doors with integrated blinds affording a wonderful aspect over the large, rear garden lead out to a great decked area making this a very sociable entertaining space, particularly in warmer months bringing the outside in.

Balcony

A spacious balcony with composite decking and glass balustrading, accessed via both the living dining kitchen and lounge, enjoying a fantastic view over the rear garden and greenery beyond. With plenty of room for outdoor furniture this is the perfect spot to enjoy al-fresco dining and entertaining.

Lounge

19'8" x 18'4" (6.0 x 5.6)

Steps lead down from the hallway to a generously proportioned, triple aspect lounge to the rear of the property with patio doors leading out to the decked balcony and windows overlooking the beautiful, spacious rear garden. A log burning stove set in an attractive stone surround and hearth create a lovely focal point to this room. Laminate flooring, ample room for comfortable furniture.

WC

A good sized cloakroom with low-level W.C. with concealed cistern and large handbasin with chrome mixer tap set in vanity drawers. Continuation of the laminate flooring, downlighting, obscure, double glazed window to side elevation.

Double Garage

18'4" x 17'4" (5.6 x 5.3)

An integral double garage with two, electric roller doors, power, plumbing and lighting. High gloss cupboards with stainless steel handles provide useful storage and house a recently installed, gas central heating boiler. Stainless steel sink and drainer with mixer tap. Ample room for storage or parking two vehicles.

FIRST FLOOR

Landing

A carpeted staircase with timber balustrading leads up to a spacious first floor landing with a second landing area, currently utilised as a home office. Laminate flooring. Doors open in four double bedrooms, two having ensuite facilities, and the house bathroom.

Study Landing

10'5" x 8'10" (3.2 x 2.7)

A second landing area, currently arranged as a study with a double glazed window to the rear overlooking the garden, contemporary style radiator, continuation of the laminate flooring. Recessed storage cupboard housing the hot water tank and with useful shelving.

Master Bedroom

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

Steps lead down to a wonderfully spacious master bedroom to the rear of the property with a double glazed window overlooking the rear garden and affording a beautiful view beyond. Laminate flooring, contemporary style radiator. A good range of tall, fitted wardrobes with stainless steel handles. Door into:

En Suite Shower Room

11'5" x 7'2" (3.5 x 2.2)

Immaculately presented with low-level W.C. with concealed cistern, hand basin set in a vanity unit with chrome, waterfall, mixer tap. Deep-fill bath with freestanding, chrome, mixer tap and separate shower cubicle with thermostatic drench shower and sliding glazed door. Large, stone effect wall tiling, wood effect floor tiles. Tall, chrome, ladder style, heated towel rail. Two Veluxes, downlighting extractor.

Bedroom Two

14'5" x 13'5" (4.4 x 4.1)

A large, light and airy double bedroom to the front elevation with a double glazed window affording beautiful, long distance views, laminate flooring and contemporary style radiator. Recessed wardrobe with hanging rail, door into:

En Suite Shower Room

10'9" x 4'7" (3.3 x 1.4)

Beautifully presented with low-level W.C. with concealed cistern and handbasin with chrome mixer tap set in a white, high gloss vanity unit. Walk-in shower cubicle with fixed, glazed screen and thermostatic drench shower. Large, stone effect wall tiling. Complementary floor tiles, chrome, ladder style heated towel rail. Velux, downlighting, extractor.

Bedroom Three

17'8" x 8'10" (5.4 x 2.7)

A good sized double bedroom to the front elevation with double glazed window, laminate flooring, fitted wardrobes and contemporary style radiator.

Bedroom Four

14'9" x 8'10" (4.5 x 2.7)

Last, but not least, a fourth, spacious double bedroom, again to the front elevation, with double glazed window, laminate flooring, fitted wardrobe and contemporary styled radiator.

Bathroom

10'5" x 8'10" (3.2 x 2.7)

Immaculately presented, a four-piece house bathroom with low-level W.C. with concealed cistern, handbasin set in a dark wood vanity cupboard with chrome, waterfall, mixer tap with mirrored, vanity cupboard over, deep-fill bath with freestanding, chrome, mixer tap and shower attachment and large, walk-in shower compartment with glazed screen and thermostatic drench shower. Attractive wall tiling, complementary floor tiles, contemporary style radiator, downlighting, extractor, obscure, double glazed window to rear.

LOWER GROUND FLOOR

Garden Store

18'4" x 9'6" (5.6 x 2.9)

Accessed from the side of the property via a uPVC door this room provides ample storage and could be developed further to create a home office/room. Open to:

Storage

18'4" x 8'10" (5.6 x 2.7)

There is a further great area of under house storage, perfect for garden equipment, bikes etc.

OUTSIDE

Garden And Driveway Parking

The property enjoys a particularly generous plot with a large area to the front elevation with level lawn and tarmac driveway behind a timber gate providing parking for a number of vehicles. Attractive, mature shrubs and trees maintaining privacy and shaded area with mature tree, smart fencing. Attractive floor tiling to covered entrance porch To the rear one finds a delightful, larger than average family garden, predominantly laid to lawn with beautiful, mature, shrubs and trees, an absolute haven of peace and calm. A paved patio area to the bottom of the garden is the ideal spot to catch the afternoon and evening sun whilst enjoying a glass of your favourite tipple. This really is the perfect family garden where children can play safely and adults can entertain and relax.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

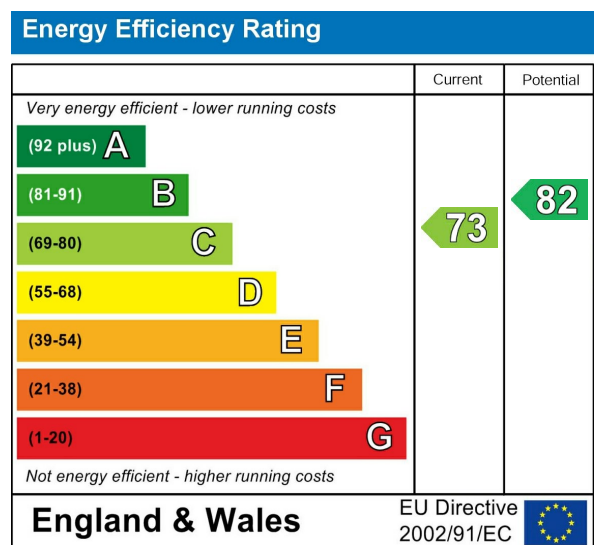
There is Ultrafast Fibre Broadband shown to be available to the property.

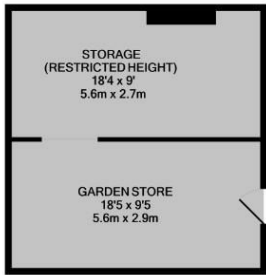
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Substantial Four Double Bedroom Detached House
- Contemporary Styling Throughout
- Recently Fitted Stunning Dining Kitchen With Bifolding Doors
- Triple Aspect Lounge With Log Burning Stove And Patio Doors
- Second Reception Room
- Home Office Area To Landing
- Stunning Views
- Located At The Head Of A Desirable Cul De Sac
- Walking Distance To Local Amenities And Train Station
- Council Tax Band G

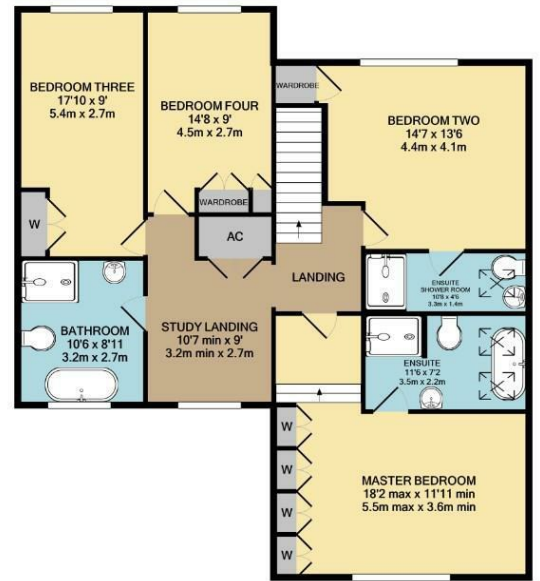




LOWER GROUND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1311 SQ.FT.
(121.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1195 SQ.FT.
(111.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 2846 SQ.FT. (264.4 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.



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.