

Harrison Robinson

Estate Agents



3 Glen Dene, Menston, LS29 6DL

Price Guide £450,000

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GROUND FLOOR

Entrance Hall

A smart, composite, front entrance door with fan shaped, opaque glazed, leaded panel opens into a spacious and welcoming entrance hall with a UPVC, double-glazed side window allowing for ample natural light. Coving, dado rail, laminate flooring and radiator. A wide, carpeted staircase with attractive, solid wood, spindle balustrade leads to the first floor. Room for an item of furniture and space to hang coats if desired. This is a great environment in which to greet family and friends.

Lounge

14'0" max x 11'3" (4.27 max x 3.43)

A good-sized lounge with a bay window allowing the natural light to flood in and affording a view over the pretty front garden. A charming fireplace with antique pine surround, attractive tiled slips and tiled hearth is a wonderful focal point. Coving, carpeting, radiator, TV point and wall lights to the alcoves.

Living Dining Kitchen

26'10" max x 22'0" max (8.18 max x 6.71 max)

A well-conceived extension to the property has created the most spacious living dining kitchen benefitting from French doors leading out onto the delightful, rear garden. Light floods in through three floor to ceiling glazed panels adjacent to the French doors and three Velux roof lights, giving a bright and airy feel to this incredible space. The kitchen is fitted with a comprehensive range of contemporary, Shaker style base and wall cupboards with complementary laminate work surface and tiled splashback over. A lovely, fitted dresser unit with multipaned, glazed doors is an attractive feature. Integrated appliances include an electric oven, an induction hob with stainless-steel chimney hood and extractor over, a fridge/freezer and a dishwasher. Space and plumbing for a washing machine and tumble drier. White, ceramic, one and a half bowl sink with drainer and chrome, monobloc tap. A cupboard houses the central heating boiler. Space for a generous, family dining table and a useful breakfast bar provides a great spot to grab a quick bite or coffee on the go. Ample room for a large sofa and armchair. Laminate flooring and two radiators. A UPVC, half-glazed stable door provides easy garden access from the kitchen area. This is a fabulous environment in which to entertain family and friends.

Inner Hallway

An inner hallway with ceramic, tiled flooring gives access from the living dining kitchen to the cloakroom/w.c and the integral garage.

Cloakroom /W.C.

Smartly appointed with a vanity washbasin with monobloc tap and white, tiled splashback with attractive, blue, mosaic accent tiling and a low-level w/c. Ceramic, tiled flooring and extractor fan.

FIRST FLOOR

Landing

A carpeted landing giving access to the four bedrooms and bathroom. An airing cupboard provides useful storage for towels and linen. Loft access.

Master Bedroom

13'3" x 11'3" (4.06 x 3.43)

A lovely, well-proportioned, double bedroom - a haven of peace and calm, benefitting from stylish, contemporary, fitted wardrobes and drawers. A large window creates a bright atmosphere. Carpeting and radiator. A door opens into:

En Suite Shower Room

A great-sized en suite comprising of a walk-in shower cubicle with glazed door and mains thermostatic shower, a wall mounted wash basin with mixer tap and a low-level w/c. Fully tiled around the shower, basin and to half-height around the w/c. Chrome, ladder, towel radiator and vinyl flooring. A UPVC, double-glazed window with opaque glazing allows for ample natural light.

Bedroom Two

12'2" x 10'4" (3.73 x 3.16)

A further spacious, double bedroom, this time to the rear elevation, with the UPVC, double-glazed window affording some lovely, far reaching countryside views. Laminate flooring and radiator.

Bedroom Three

11'8" x 7'6" (3.58 x 2.29)

A good-sized, single bedroom to the front of the property, currently serving as a study. UPVC, double-glazed window, carpeting and radiator.

Bedroom Four

9'6" x 7'6" (2.92 x 2.29)

Another single bedroom with a UPVC, double-glazed window providing far reaching views. Carpeting and radiator.

House Bathroom

A spacious house bathroom with a white suite comprising of a P shaped bath with mixer tap and mains shower over with curved, glazed shower screen with fitted, chrome towel rail, a pedestal basin with mixer tap and a low-level w/c. Chrome, ladder, towel radiator and extractor fan. Fully tiled to the walls in stone coloured tiles with attractive, accent border tiles. Coordinating, vinyl flooring. A good-sized, UPVC double-glazed window with opaque glazing makes for a bright atmosphere.

Garage

13'5" x 7'8" (4.11 x 2.36)

An integral single garage with up and over door and power.

OUTSIDE

Gardens & Driveway Parking

A block paved driveway leading up to the single garage provides parking for one vehicle. A block paved pathway continues around the front of the property giving access through the main entrance door. The fore garden is mainly laid to gravel and wooden sleepers for ease of maintenance with some pretty, established planting as a centrepiece. Plenty of space for some colourful pots. To the rear is 'the jewel in the crown', the most delightful garden, an absolute joy to behold. A generous patio leads from the French doors of the living dining kitchen, conducive to al fresco entertaining in the summer months with space for outdoor furniture. A good-sized, level lawn is an ideal spot for children to play and a pond is a charming feature. Mature planting and shrubs. Privacy is maintained by hedging and fencing. A timber shed provides useful additional storage.

UTILITIES AND SERVICES

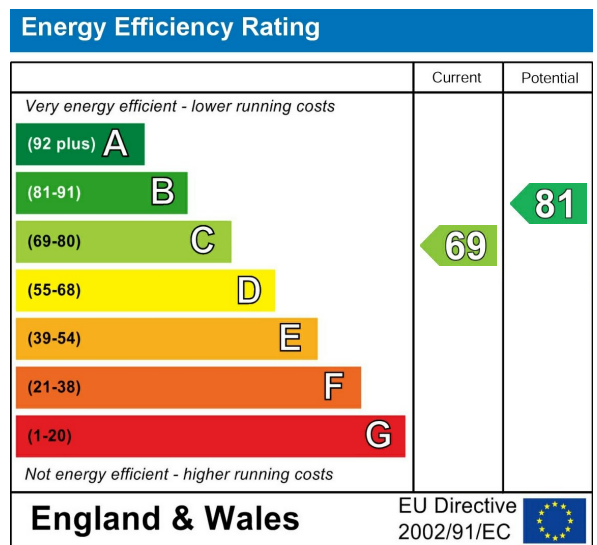
The property benefits from mains gas, electricity and drainage.

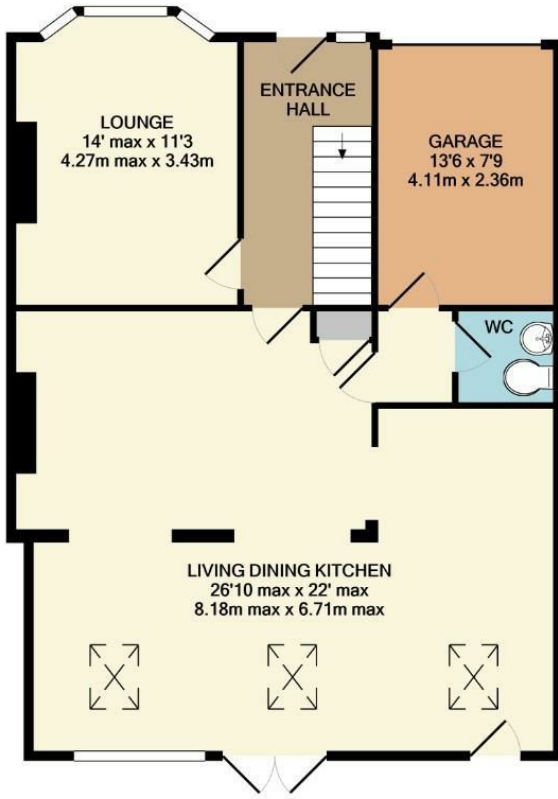
There is Ultrafast Fibre Broadband shown to be available to the property.

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

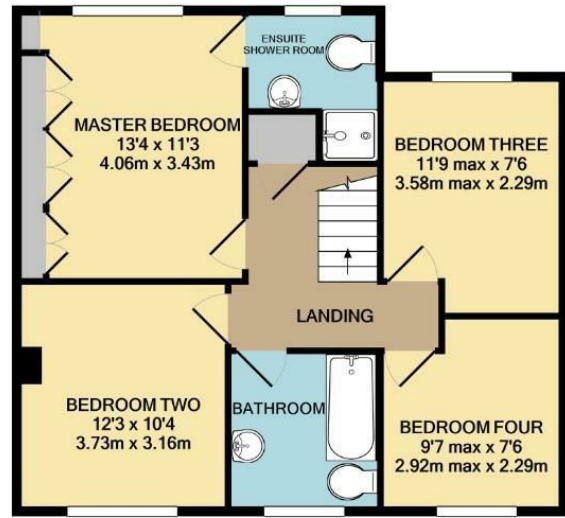


- Four Bedroom Semi-Detached House
- Contemporary Living Dining Kitchen
- Charming Sitting Room
- Master Bedroom with En Suite
- Delightful Gardens
- Garage & Driveway Parking
- Well- Regarded Location
- Walking Distance to Train Station
- Close to Village Amenities & Schools
- Council Tax Band D





GROUND FLOOR
APPROX. FLOOR
AREA 930 SQ.FT.
(86.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1558 SQ.FT. (144.8 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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