

Harrison Robinson

Estate Agents



Hilbre House, 2 Croft Way, Menston, LS29 6LT

£540,000

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GROUND FLOOR

Entrance Hall

A smart, composite door with an attractive, leaded, glazed, opaque panel opens into a welcoming and spacious entrance hall with two tall opaque glazed panels accentuating the bright atmosphere. Laminate flooring, radiator and downlighting. Practical, fitted doormat carpeting. Useful, fitted, cloaks cupboard. A carpeted staircase with painted wooden spindle balustrade leads to the first floor. Understairs storage cupboard.

Lounge

15'8" min x 11'1" (4.8 min x 3.4)

A spacious, bright and airy lounge with half-glazed, double door with transom light over allowing the light to flow through and ideal when entertaining. A large window to the front elevation provides a pleasant aspect over the front garden. A contemporary, electric fire is a lovely, focal point. Coving, laminate flooring, radiator, TV point and fitted cupboards and shelving.

Dining/Sitting Room

20'0" x 11'5" max (6.1 x 3.5 max)

A second reception room of excellent proportions, currently utilised as a dining/living room but affording great flexibility in the use of space. Continuation of the laminate flooring, coving, two radiators and TV point. A contemporary, electric fire matching that of the lounge is a lovely, focal point to the room. French doors open onto the rear patio, conducive to al fresco dining in the warmer months. An original, arched window is a nice feature.

Breakfast Kitchen

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

A good-sized, modern fitted kitchen comprising contemporary, high gloss base and wall units with complementary laminate worksurface and upstands over. An inset composite one and a half bowl sink with monobloc tap sits beneath a window overlooking the rear patio garden. Integrated appliances include a Bosch dishwasher and a range oven with five ring induction hob with black glass splashback and chimney hood and extractor over. Space for fridge/freezer. A breakfast bar is a great spot to sit and enjoy a coffee. A second window enhances the light atmosphere. Tile effect vinyl flooring and radiator. A door opens into:

Utility Room

9'6" x 8'10" (2.9 x 2.7)

A spacious utility room with space and plumbing for a washing machine and space for a tumble drier. Cupboards provide useful storage. Stainless-steel sink and drainer with tiled splashback. Practical, tiled floor. A timber, half-glazed door leads out into the rear garden.

W.C.

Fitted with a wall hung washbasin with tiled splashback and w/c. Coving, laminate flooring and downlighting.

Bedroom Three/Family Room

16'0" x 8'6" max (4.9 x 2.6 max)

A great-sized, double bedroom, which could also serve as a further reception room. Stylish, fitted wardrobes, carpeting and radiator. A large window allows the natural light to flood in and affords a pleasant, open aspect.

Bedroom Four

9'6" x 7'10" (2.9 x 2.4)

Another double bedroom to the ground floor and yet providing tremendous versatility. Carpeting and radiator. Window to the front aspect.

FIRST FLOOR

Landing

A good-sized landing filled with light courtesy of the large leaded window. Carpeting.

Bedroom One

13'1" min x 8'10" (4.0 min x 2.7)

A spacious, double bedroom benefitting from stylish, contemporary, fitted wardrobes. Carpeting and radiator. Window to the rear elevation. A door opens into:

Dressing Room

11'1" x 9'6" (3.4 x 2.9)

A good-sized room, ideal as a dressing room or has the potential to become an en-suite. Exposed beam, carpeting and radiator. Two Velux windows.

Bedroom Two

14'5" min x 8'10" (4.4 min x 2.7)

Yet another great-sized, double bedroom to the front of the property with a large window making for a bright atmosphere. Contemporary, fitted wardrobes, carpeting and radiator.

Bedroom Five

10'2" x 6'10" (3.1 x 2.1)

A good-sized, single bedroom benefitting from a fitted wardrobe, desk and shelving, making great use of the space. Carpeting, radiator and window to the side elevation.

Bathroom

A modern house bathroom incorporating a bath with glazed screen and mains shower over, a pedestal washbasin and a low-level w/c. Fully tiled to the walls and floor. Chrome, ladder, towel radiator and downlighting. A window with opaque glazing allows for ample natural light.

Driveway & Parking

A tarmac driveway provides parking for several vehicles and includes a carport.

Garden

To the front of the property one finds a lawned garden whilst to the rear is a great-sized, low-maintenance, paved garden with plenty of space for outdoor furniture and incorporating a gravel area and raised beds with established planting. Fencing maintains privacy.

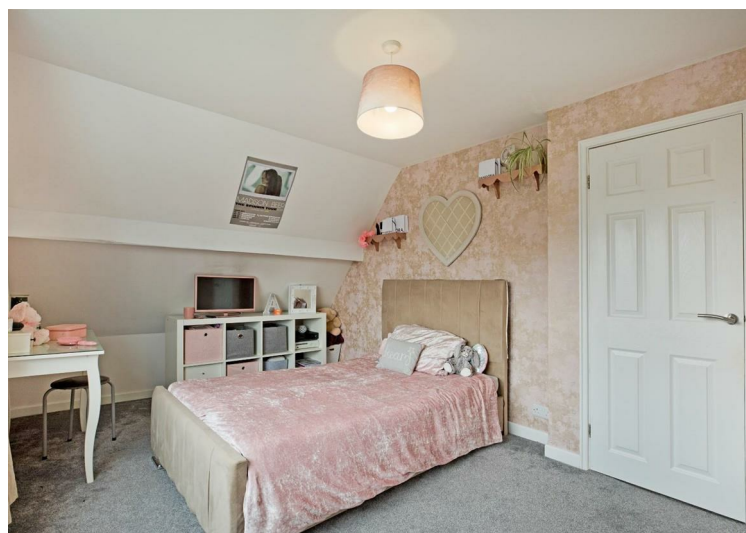
UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

Both Superfast and Ultrafast Fibre Broadband are shown to be available to this property.

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

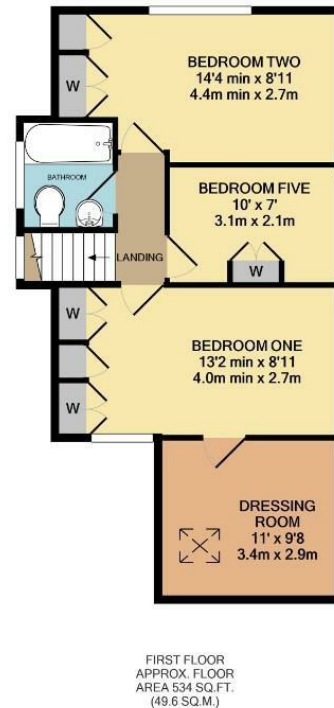
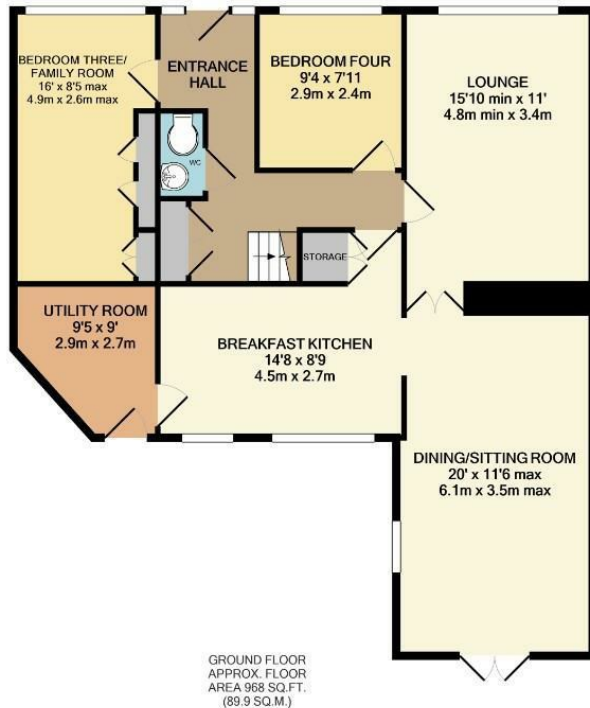
Tel: 01943 968 086



- Five Bedroom, Detached House
- Well-Proportioned Sitting Room
- Lovely, Spacious Living/Dining Room With Garden Access
- Modern Fitted Breakfast Kitchen
- Highly Flexible Accommodation
- Highly Regarded Tranquil Residential Area
- Pleasant Gardens
- Walking Distance To Village Amenities And Train Station
- Close to Excellent Schools
- Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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TOTAL APPROX. FLOOR AREA 1502 SQ.FT. (139.5 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.



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