

£599,950

The Birkdale, Norwood Drive, Menston, LS29



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**A TRULY UNIQUE and CHARACTERFUL 1279 Sq Ft TWO BEDROOM DOUBLE BAY FRONTED STONE DETACHED bungalow with a GOOD SIZED LAWNED GARDEN. The property has a TRADITIONAL STRUCTURE with CONTEMPORARY finish having DOUBLE GLAZING and GAS CENTRAL HEATING with IMPRESSIVE OPEN PLAN living/dining and kitchen area.**

Welcome to The Birkdale, a stunning and unique property located at 5 Norwood Drive in Menston. This light and airy two-bedroom detached bungalow is sure to capture your heart with its characterful charm.

As you step inside, you'll be greeted by a spacious 1279 sq ft of living space, featuring a traditional structure with a contemporary finish. The open plan living/dining and kitchen area is truly impressive, boasting feature windows and archways that lead to the dining area. The utility/boiler room and open study area provide additional convenience and functionality.

The main bedroom includes a contemporary ensuite shower room and dressing area, offering the perfect retreat after a long day. Outside, you'll find a good-sized lawned garden with decking, ideal for enjoying the morning sunshine.



**These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property**

The development is an imposing traditional stone grade II listed building by architect J. Vickers Edwards built in 1888 and set in quiet communal gardens just outside Menston village and accessible to the retail parks in Guiseley. It oozes charm, character and grandeur with its range of high ceilings, wide doors, cornice and large original style Victorian windows.

In a tranquil semi-countryside setting the house boasts spectacular, undisturbed views across the communal grounds but accessible to the tourist/beauty spots of Otley Chevin and Ilkley Moor including the Cow n' Calf.

Relax in the garden and enjoy the sunrise to the South East or enjoy a game of tennis on the onsite courts.

With a train station that boasts a 15 minute journey to Leeds and an easy commute to Ilkley, the property offers a perfect location and is an ideal base for exploring all that the Wharf Valley has to offer. To the West local amenities are accessible in Menston including post office/off license and bakery and to the East Guiseley provides cosmopolitan shopping including two retail parks, Marks and Spencer food, Morrisons, Next and Costa coffee.

Don't miss out on the opportunity to make this house your home.



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## GROUND FLOOR

**ENTRANCE HALL/HALLWAY** Traditional heavy door in timber with 2 x sealed unit timber windows allowing light to stream into the hallway. There are 3 x radiators and a dark timber effect laminate floor finish.

**CYLINDER/STORAGE CUPBOARD** 6' 2" x 3' 11" (1.9m x 1.2m) With cylinder and providing room for useful storage.

**OPEN PLAN STUDY/SITTING AREA** 7' 2" x 6' 2" (2.2m x 1.9m) With 2 x sealed unit timber windows to the front providing a fantastic study and contemplative area. With dark timber effect laminate floor finish.

**UTILITY CUPBOARD** 5' 10" x 6' 2" (1.8m x 1.9m) With sealed unit timber window to the front and housing the 'Worcester' gas fired condensing boiler and base cupboards housing a washer dryer under a black granite effect work surface. Radiator. The floor finish is dark timber effect laminate.

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**OPEN PLAN LIVING ROOM 21' 3" (max) x 10' 2" (max) (6.5m (max) x 3.1m (max))** With an approx South East facing impressive timber sealed unit gerorgian style upper windowed bay allowing light to stream into the living area. 2 x radiators. Combined television/telephone point and a dark timber effect laminate floor finish. The living room is open plan with the dining area and kitchen separately.

**KITCHEN 11' 5" x 9' 6" (3.5m x 2.9m)** A contemporary kitchen with downlights and a range of base and wall units with underlights having sleek, square-edged concrete effect and high gloss red slab door finishes with slow door closers including deep drawers below the hob. The work surface is in a black granite effect finish with glazed black splashback. There is an extractor over a gas hob and a seperate mid level 'AEG' electric oven and microwave above. There is an integrated 'Zanussi' fridge/freezer and dishwasher. The floor is in wide format gloss black tiling.



**DINING AREA 9' 10" x 9' 6" (3m x 2.9m)** With a feature arched window and timber sealed unit double glazing with potential to alter for an external access. The dining area has an upper open plan area to the kitchen and is open to the living room. Radiator. The floor finish is dark timber effect laminate.



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**BEDROOM ONE** 21' 3" (max) x 8' 2" (max) (6.5m (max) x 2.5m (max)) An 'L' shaped room with built in wardrobes to the entrance/dressing area with push openers. With an approx South East facing impressive timber sealed unit Georgian style upper windowed bay facing the same direction as the living room and allowing light to stream into the bedroom. 3 x radiators. Television point. The floor finish is dark timber effect laminate.

**EN-SUITE** 6' 6" x 7' 6" (2m x 2.3m) Downlights. Extractor. With tiled walls encompassing feature split tiling to the shower cubicle area and grey marble effect tiling. There is a three piece shower suite in white encompassing a shower cubicle, wall mounted wash hand basin and 'Grohe' low level WC. There is a chrome effect ladder towel rail. The floor is tiled.

**BATHROOM** 9' 2" x 5' 6" (2.8m x 1.7m) Downlights. Extractor. With tiled walls encompassing feature wave textured tiling to the bath area and grey marble effect tiling with niche with shaver point. There is a three piece shower suite in white encompassing a double ended bath with rainwater shower above and separate hand shower, wall mounted wash hand basin and 'Grohe' low level WC. There is a chrome effect ladder towel rail. The floor is tiled.

**BEDROOM TWO** 14' 9" x 9' 6" (4.5m x 2.9m) An impressive sized bedroom with timber sealed unit window to the front and feature double doors leading externally to the side inset to another featured internal archway. radiator. The floor finish is dark timber effect laminate.

## OUTSIDE

**PARKING** The property has allocated parking.

**GARDEN** There is an impressive sized garden area with shrub border. The current vendor has made good use of external storage. There is decking area to sit out and relax in the morning sun with scope to add further areas to enjoy the afternoon sun.

## ADDITIONAL INFORMATION

**COUNCIL TAX** Online enquiries confirm the council tax band as 'E' which is £2,512.40 for 2024/25 via Leeds City Council.

**EPC** The EPC rating is 'D'.

**TENURE** The property is FREEHOLD with a Service Charge payable of approx £123.87 pcm\*. This fee includes maintenance of the communal grounds, external building maintenance including window cleaning as well as buildings insurance.

\* this service charge may be subject to annual change



# The Birkdale, 5 Norwood, Menston, LS29 6GE

Approximate Gross Internal Area  
118.8 sq m / 1279 sq ft

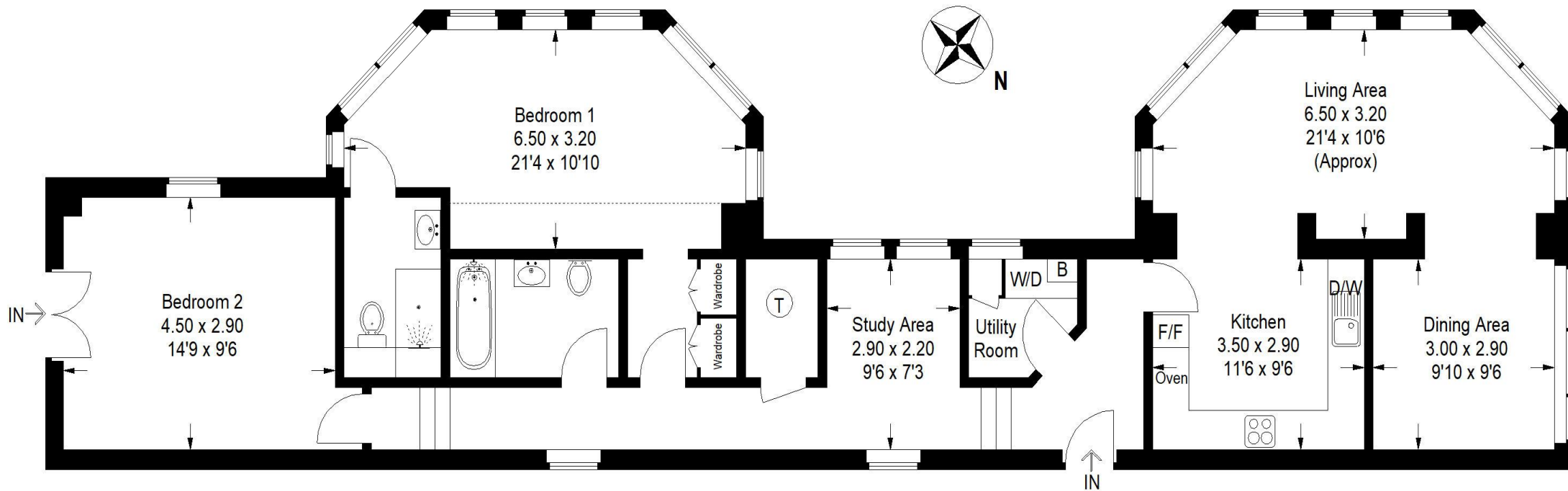


Illustration for identification purposes only, measurements are approximate, not to scale.(ID 1081499)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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