



Orchard Grove | | LS29 6HL

Asking price £625,000

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8 Orchard Grove |  
| LS29 6HL  
Asking price £625,000

An exceptional detached bungalow providing vast three bedroomed/two bathroom accommodation, benefitting from a superb West facing garden.

Nestled at the head of a peaceful cul de sac, this stone-fronted bungalow offers an abundance of off-street parking via a generous driveway and garage. Beautifully kept, lawned gardens can be found to the front and rear while the property is located within a short walk of Menston village centre and train station.

With gas central heating and double glazing, the accommodation comprises:

#### Ground Floor

##### Reception Hall

An 'L' shaped reception hall picture rail, airing cupboard and cloakscupboard.

##### Sitting Room

19'10 x 12'10 (6.05m x 3.91m)

A spacious sitting room featuring a gas fire with marble surround and hearth and a pleasant outlook over the rear garden.

##### Dining Room

12'4 x 11'3 (3.76m x 3.43m)

Adjoining the sitting room and kitchen with a door leading out to the garden.

##### Kitchen

11'10 x 9'7 (3.61m x 2.92m)

Comprising a good range of base and wall units with coordinating work surfaces, concealed lighting and tiled splashback. Integrated appliances include an oven plus grill, four ring ceramic hob with hood over, fridge, freezer and dishwasher.





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### Utility Room

8'0 x 5'9 (2.44m x 1.75m)

Including base and wall units with coordinating work surfaces, concealed lighting and tiled splashback. Plumbing for washing machine plus space for dryer. Door to garage.

### Principle Bedroom

16'10 x 11'6 (5.13m x 3.51m)

An ample double bedroom including a good range of fitted wardrobes with overhead store cupboards.

### En Suite

7'4 x 5'10 (2.24m x 1.78m)

Highly appointed and comprising a walk-in shower, hand wash basin set within granite topped vanity unit and a w.c.

### Bedroom

12'0 x 10'6 (3.66m x 3.20m)

A second double bedroom featuring a range of recessed wardrobes with store cupboards over.

### Bedroom

10'1 x 9'8 (3.07m x 2.95m)

With recessed wardrobes plus store cupboards over and a hand wash basin with cupboards above and below.

### Bathroom

7'9 x 6'0 (2.36m x 1.83m)

Comprising a bath with shower over, hand wash basin within vanity unit and w.c.

### Outside

#### Garage

18'6 (max) x 17'5 (5.64m (max) x 5.31m)

Accessed either via electric up and over door or internally via the utility room. Single door leading to garden.

#### Front Garden

A smartly kept lawned area.

#### Rear Garden

A standout feature is the substantial West facing garden. Principally lawned with colourful flower beds, mature shrubs, raised section with gravel path, further flower beds, paved seating area and a greenhouse.

#### Driveway

A spacious driveway providing off-street parking for several cars.



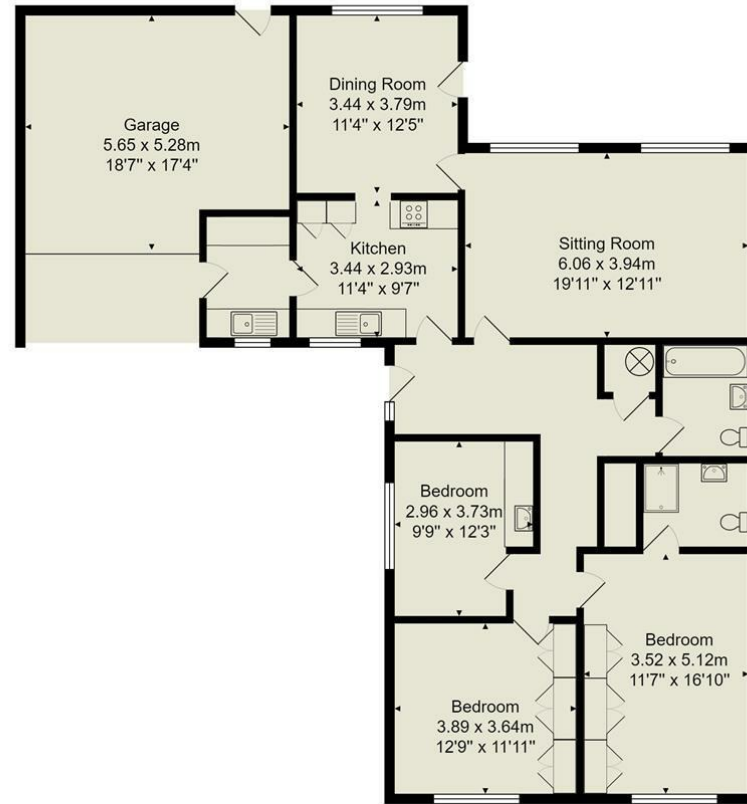
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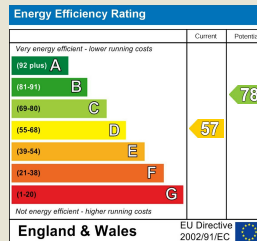


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Total Area: 162.0 m<sup>2</sup> ... 1744 ft<sup>2</sup>

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