



Windermere Avenue | | Menston | LS29 6NR

£875,000

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Cote House, Windermere Avenue | Menston | LS29 6NR £875,000

Cote House is an appealing detached property being majority rendered with a red pan tiled roof occupying a substantial plot on the outskirts of Menston. Sitting in an elevated position the property enjoys some rather spectacular views towards Burley Moor. The accommodation offers generously proportioned rooms with four large reception rooms, breakfast kitchen with a utility room off, cloakroom, principal bedroom with ensuite facilities, three further bedrooms one having an ensuite dressing room/shower, and a further shower room. Externally the property sits in a very generous plot with large pond and patio area. Large detached garage with a spacious boarded loft area.

- Detached property
- Substantial plot
- Stunning views
- Four bedrooms
- Four reception rooms
- Spacious accommodation
- Detached garage with loft space

GROUND FLOOR

Entrance hall

Feature double arched doors to the front of the property lead into the formal reception hallway with a useful downstairs storage cupboard and wood effect flooring.

Breakfast kitchen

16'05 x 9'10 (5.00m x 3.00m)

Having a range of wall and base units with granite work tops and upstands. A double bowl sink and drainer and breakfast bar. Tiling to the splash areas. Dishwasher and a Rangemaster cooker. A window to the rear elevation and tiling to the floor area.

Pantry

6'11 x 4'08 (2.11m x 1.42m)

With a window to the side elevation, wall and base units with work tops and a tiled floor area.



'Cote House'
Occupies a large
corner plot position
with wonderful
views over open
countryside.



Utility room

10'5 x 6'11 (3.18m x 2.11m)

A wall mounted Worcester boiler, two windows to the side elevation, recessed Belfast sink, plumbing for a washing machine, tiling to the floor and splash areas.

Rear entrance porch

Cloakroom

Having a vanity sink unit, WC and tiling to the walls and floor area.

Sitting room

18'10 x 17'11 max (5.74m x 5.46m max)

A light and spacious room with two windows to the side elevation and one to the front. An ornate wooden fireplace surround with a multi fuel stove style fire inset.

Dining room

14'02 x 13'10 (4.32m x 4.22m)

With a Bow window to the front elevation taking in some beautiful views towards the moors. Twin built in shelves and cupboards to the recesses.

Conservatory

22'0 x 12'09 max (6.71m x 3.89m max)

With a tiled floor area and French doors leading out to the garden.

Family room

15'01 x 14'11 (4.60m x 4.55m)

Having a built in bookcase to the recess, a window to the front elevation, fireplace with a gas fire inset (Not recently checked)

Bedroom one

14'11 x 12'09 (4.55m x 3.89m)

Having a window to the rear elevation. A range of built in wardrobes and store cupboards.

Ensuite shower room

9'10 x 7'05 (3.00m x 2.26m)

A wet room style shower room with marble effect shower panels, an open shower area with glass screen, two windows to the rear elevation, vanity unit with WC, basin worktop and cupboards built in. Tiling to the splash areas and a heated towel rail. Underfloor heating.

FIRST FLOOR

Bedroom two

13'02 x 12'01 (4.01m x 3.68m)

With a full wall of fitted slider door wardrobes. A window to the front elevation with stunning views across open Countryside and the moors beyond.

Dressing room/En-suite

10'08 x 8'06 (3.25m x 2.59m)

With a range of fitted cupboards and drawers with work top and recessed basin, shower cubicle and WC. Velux window. Tiling to the walls and floor area. Airing cupboard.



Bedroom four

12'9 x 10'2 (3.89m x 3.10m)

With a Velux window.

Bedroom three

12'02 x 10'0 (3.71m x 3.05m)

A double bedroom with fitted wardrobe and a window to the rear elevation.

Shower room

8'0 x 6'09 (2.44m x 2.06m)

Comprising a double shower, vanity unit with basin, tiling to the wall and floor area. Velux window and a heated towel rail.

Detached garage

20'11 x 16'05 (6.38m x 5.00m)

With an electrically operated roller style door, window to the side elevation, power and lights. A permanent wooden ladder gives access to a large fully boarded loft area providing useful storage.

Gardens

A particular feature to the property are the large gardens wrapping around the property. The property is approached via block paved driveway, the paving continues to the rear and side of the house. To one side of the property there is a raised bed and greenhouse. A Pergola and steps lead to the main front garden area which has a large patio area, ornamental pond, lawned area, rockery and a summer house. To the rear of the property there is a further patio area with raised flower beds. The gardens are bound by mature hedges.

Council Tax

City of Bradford Metropolitan District Council Tax Band G.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



A particular feature to 'Cote House' are the sizeable gardens and detached garage.





GROUND FLOOR
2005 sq.ft. (186.3 sq.m.) approx.



FIRST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

TOTAL FLOOR AREA : 2626 sq.ft. (243.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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