

# Harrison Robinson

Estate Agents



**2 Linton House, 40 Norwood Avenue, Menston, LS29 6GT**

**Price Guide £685,000**

 3  3  2  C





# 2 Linton House, 40 Norwood Avenue, Menston, LS29 6GT

## Price Guide £685,000



### GROUND FLOOR

#### Reception Hall

A solid timber entrance door opens into a beautifully presented, spacious entrance hall with oak panelled doors leading into the living dining kitchen, lounge / snug, master bedroom with ensuite and dressing room and cloakroom/WC. A solid timber staircase with attractive glass and oak balustrading leads to the first floor, whilst a further staircase leads down to the lower ground floor, where one finds a good sized utility room and laundry room. Recessed ceiling lights, beautiful floor tiling with underfloor heating.

#### Cloakroom / W.C

With low-level W.C., oval handbasin set in a vanity drawer with wall mounted, chrome mixer tap and attractive tiling to splashback. Metro tiling to half height on one wall, complementary, hexagonal floor tiles, recessed spotlights, extractor.

#### Living Dining Kitchen

28'6" x 19'4" (8.7 x 5.9)

Wow! One cannot fail to be impressed by this stunning, generously proportioned, living dining kitchen with a wide range of high gloss and wood fitted units incorporating a full range of integrated appliances including two electric ovens with warming plates, a large induction hob with extractor, wine fridge, dishwasher and space and plumbing for an American style fridge freezer. Granite worksurfaces and upstands, inset ceramic sink with Quooker tap beneath a tall, double glazed window. In the living area there is ample room for comfortable furniture with a number of tall, double glazed, sash windows allowing an abundance of natural light. High ceilings add to the grandeur of this room. A log burning stove sat on a slate hearth in a chimney breast with exposed brickwork is a fantastic focal feature to this room. Continuation of the beautiful, marble floor tiles with underfloor heating. This is a most sociable room, the real hub of this home, ideal for entertaining friends and family.

#### Master Bedroom

22'7" x 11'9" (6.9 x 3.6)

A spacious master bedroom with beautiful parquet style, Amtico flooring with underfloor heating, tall, double glazed, sash window to the rear and a most useful dressing area and large walk-in dressing room. A door opens to:

#### En Suite Bathroom

Beautifully presented with low-level W.C., handbasin with chrome mixer tap set in a vanity drawer and deep-fill bath with freestanding, chrome shower attachment and mixer tap. Large, separate, walk-in shower with thermostatic drench shower plus additional shower attachment, beautiful, large, grey Metro tiling to walls. Long, fitted wall mirror, recessed spotlights. Chrome, ladder style, heated towel rail, extractor, obscure, double glazed window to rear. Attractive floor tiles with underfloor heating.

#### Dressing Room

A most spacious room fitted with a range of hanging rails, shelves and drawers providing ample storage, open to a most useful dressing area with fitted vanity table and drawers. Continuation of the parquet style flooring, recessed spotlights.

#### Family Room / Lounge

16'4" x 9'6" (5.0 x 2.9)

A lovely room to the rear of the property with carpeted flooring, tall, double glazed, sash window and space for comfortable furniture.

### LOWER GROUND FLOOR

#### Utility Room

10'9" x 8'10" (3.3 x 2.7)

A timber staircase leads down to the lower ground floor of the property, where one finds a good sized utility room with a separate laundry room housing the hot water tank and

gas central heating boiler. The utility room is fitted with most useful, large cupboards with stainless steel handles. There is space and plumbing for a washing machine and tumble dryer beneath a worksurface with a one and a half bowl stainless steel sink and drainer with chrome mixer tap. A solid timber door leads out to the rear of the property. Tiled flooring with underfloor heating, recessed spotlights.

### FIRST FLOOR

#### Landing

A solid timber, return staircase with glass and wood balustrading leads to a spacious, first floor landing area with carpeted flooring, Velux, ample under eaves storage and contemporary style radiator. Oak panelled doors open into a beautiful Jack and Jill shower room and two, generously proportioned, double bedrooms, one having its own ensuite bathroom.

#### Office / Potential Bedroom Four

14'5" x 7'10" (4.4 x 2.4)

This is a great space for furniture, it could work well as a home office, if needed, or indeed a fourth bedroom which would then have access to the Jack and Jill shower room.

#### Bedroom Two

19'0" x 14'1" (5.8 x 4.3)

A second, large, double bedroom, again with high ceiling, carpeted flooring and radiator. Four Veluxes allow ample, natural light. There is plenty of under eaves storage, door into:

#### En Suite

Beautifully presented with low-level W.C. with concealed cistern, handbasin with chrome mixer tap set in a vanity drawer and bath with central, chrome mixer tap plus a retractable shower attachment set in a fully tiled surround. Attractive wall and floor tiling, chrome, ladder style, heated towel rail, recessed spotlights, extractor.

#### Bedroom Three

14'5" x 12'5" (4.4 x 3.8)

A great sized, double bedroom with carpeted flooring, radiator and Velux. Ample under eaves storage, recessed spotlights, access to the Jack and Jill shower room.

#### Jack and Jill Shower Room

Immaculately presented with low-level W.C., handbasin with chrome mixer tap set in a vanity drawer and shower cubicle with curved, glazed screens, thermostatic drench shower plus additional attachment and marble effect, wall and floor tiling. Chrome, ladder style, heated towel rail, recessed spotlights, extractor, Velux.

### OUTSIDE

#### Garden

To the front there is a level lawned garden with pretty borders and raised beds, smart fencing and a large, paved patio area, ideal for outdoor furniture and alfresco dining. Low stone walling to the front maintains an element of privacy and newly planted shrubs to one side separate the driveway from the neighbouring property.

#### Driveway Parking

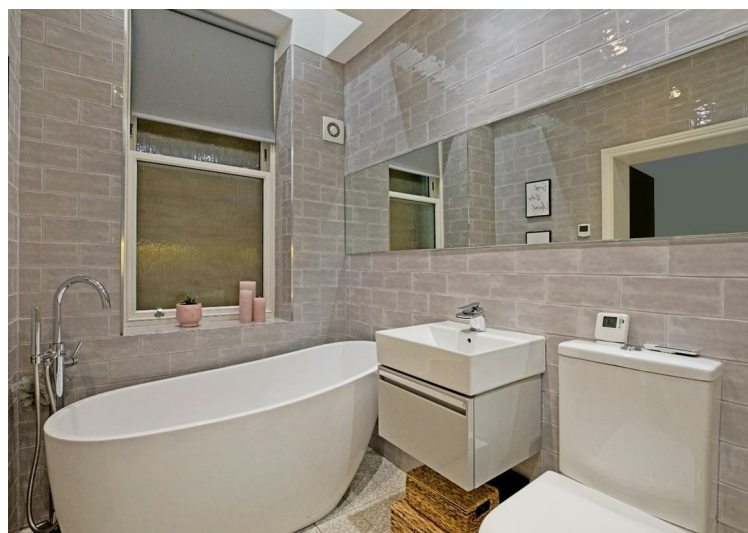
The property benefits from a long, smart, block paved driveway providing off road parking for up to three vehicles.

### UTILITIES AND SERVICES

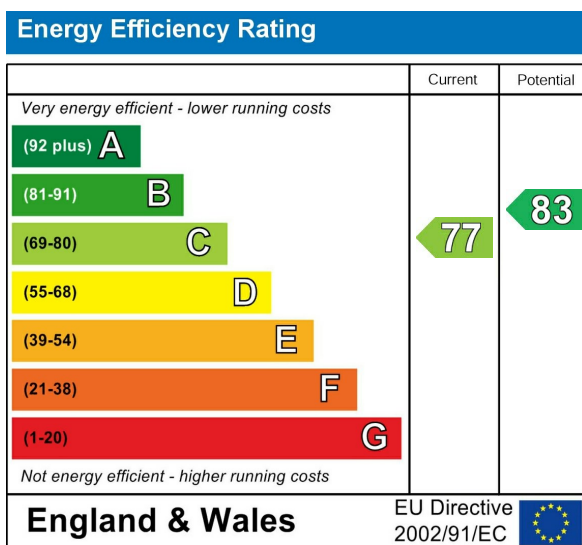
The property benefits from mains gas, electricity and drainage.

Ultrafast Fibre Broadband is shown to be available to this property.

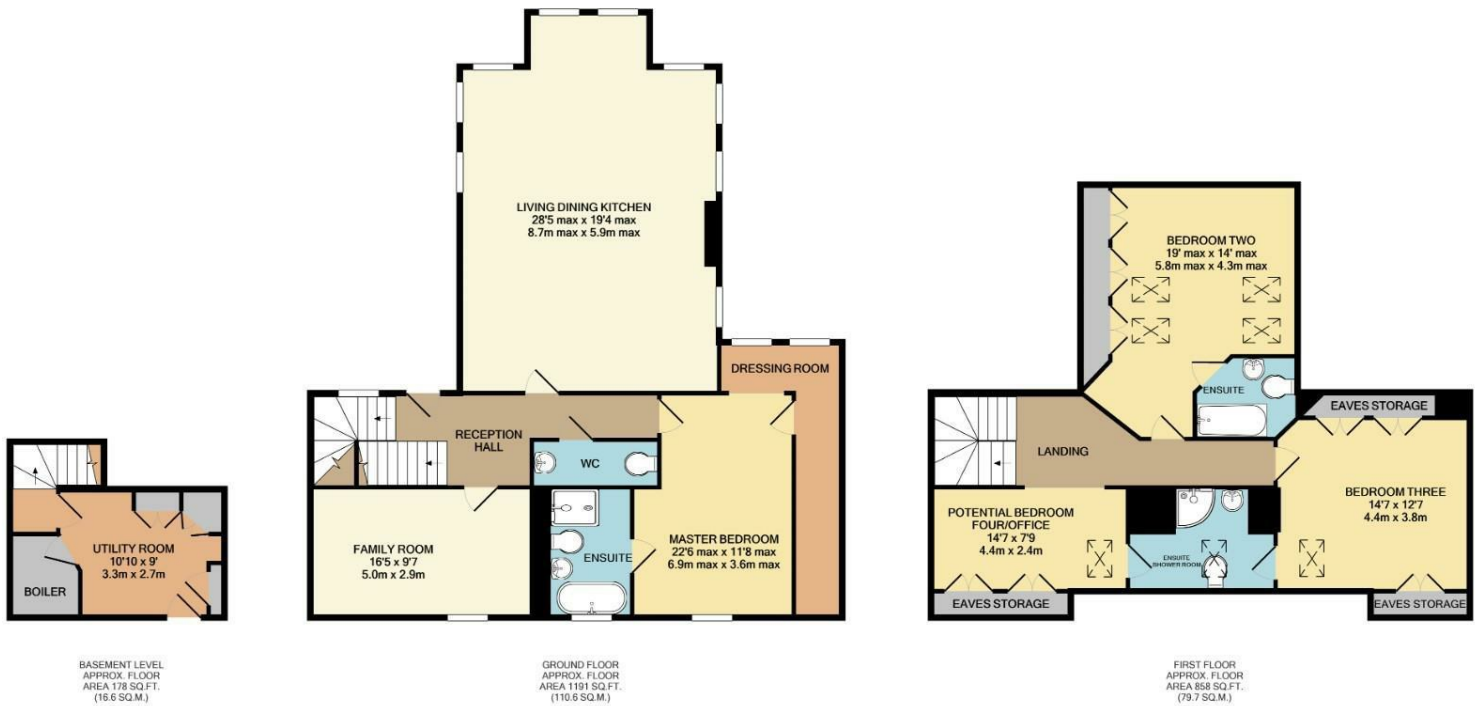
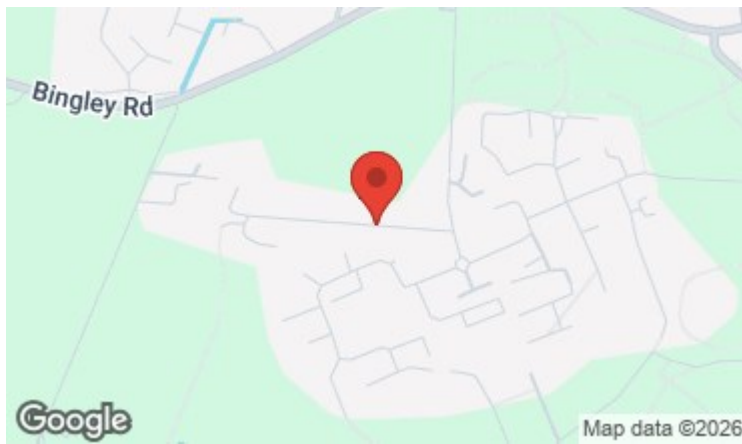
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Three / Four Bedroom Grade II Listed Mid Terraced Property
- Stunning Conversion With EPC Rating Of A High C
- Beautiful Spacious Living Dining Kitchen With Log Burning Stove
- Two En Suite Bathrooms Plus Jack And Jill Shower Room
- Over 2,200 Square Feet
- Potential To Create A Fourth Bedroom On First Floor
- Level Garden With Lawn And Patio
- Ample Driveway Parking
- Walking Distance To Village Amenities And Open Parkland
- Council Tax Band F







**Harrison  
Robinson**  
Estate Agents

TOTAL APPROX. FLOOR AREA 2227 SQ.FT. (206.9 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN  
Tel: 01943 968 086 | Email: [info@harrisonrobinson.co.uk](mailto:info@harrisonrobinson.co.uk)  
[www.harrisonrobinson.co.uk](http://www.harrisonrobinson.co.uk)