

Harrison Robinson

Estate Agents



14 Hillside View, Menston, LS29 6RW

Guide Price £515,000

 4  3  1  B



14 Hillside View, Menston, LS29 6RW

Guide Price £515,000



GROUND FLOOR

Reception Hall

A smart, composite entrance door with glazed panel opens into a welcoming and spacious reception hall with laminate flooring, radiator and doors opening into the utility room, shower room, family room/guest bedroom and integral garage. Bespoke, fitted cupboards and bench in addition to an understairs storage cupboard. A staircase with timber balustrading and carpet runner leads to the first floor of the property.

Utility Room

7'6" x 6'7" (2.30 x 2.01)

Well presented, fitted with a range of Shaker style cabinetry with Quartz worksurface, upstand and stainless steel sink with mixer tap. Space and plumbing for a washing machine and tumble dryer, cupboard housing the gas central heating boiler, wood effect laminate flooring. A part glazed composite door leads out to the rear garden.

Guest Bedroom / Family Room

15'3" x 9'6" (4.65 x 2.90)

A light and airy room to the rear of the property with laminate flooring, radiator and double glazed patio doors opening to the garden. This room is most flexible in use and would work well as a playroom, snug, home office or bedroom.

Integral Garage

20'0" x 9'9" (6.10 x 2.98)

Accessed from the hallway with electric up and over door, power and lighting providing excellent storage and parking.

WC Shower Room

Very well presented with low level W.C., pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic shower, sliding glazed door and neutral wall tiling. Recessed ceiling lights, extractor, radiator.

FIRST FLOOR

Landing

A staircase with painted timber balustrading and carpet runner leads to the first floor of the property where doors open into the lounge and beautiful dining kitchen. A further staircase leads to the second floor landing.

Lounge

16'11" x 12'0" (5.17 x 3.68)

A light and airy, spacious room courtesy of two, large double glazed windows to the rear of the house. Carpeted flooring, radiator, ample room for comfortable furniture. The owners have recently added attractive, crittal style doors opening into the living dining kitchen, making this a most sociable space for family living.

Living Dining Kitchen

23'5" x 16'11" (7.16 x 5.17)

A large room fitted with beautiful, soft grey, Shaker style cabinetry with low level lighting, stainless steel handles, Quartz worksurfaces and upstands incorporating a central island housing a stainless steel sink with mixer tap and cupboards providing storage. The kitchen also incorporates a full complement of integrated appliances including fridge freezer, dishwasher, two electric ovens and induction hob with stainless steel extractor over. There is ample space for a family dining table and two sets of double glazed patio doors leading out to a good sized balcony allow ample natural light and bring the outside in in warmer weather. Laminate flooring, recessed ceiling lights, radiator.

Balcony

A lovely, good sized balcony enjoying a delightful aspect to the front of the house with composite decking, railings and space for outdoor furniture to enjoy al fresco dining and flowering pots.

SECOND FLOOR

Landing

A carpeted staircase with timber balustrading leads to the second floor landing where doors open into the house bathroom and three double bedrooms, the master benefitting from an en suite shower room.

Master Bedroom

13'10" x 11'6" (4.22 x 3.51)

A double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window enjoying a lovely view. Modern, fitted wardrobes with sliding doors, door into:

En Suite Shower Room

Beautifully presented with low level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and shower cubicle with thermostatic drench shower plus additional attachment, sliding glazed door and attractive wall tiling. Neutral floor tiling, radiator, obscure double glazed window.

Bedroom Two

15'1" x 8'5" (4.62 x 2.58)

A spacious double bedroom to the front elevation with carpeted flooring, double glazed window, dado rail and radiator.

Bedroom Three

11'10" x 8'0" (3.62 x 2.46)

A third double bedroom, again to the front of the house, with carpeted flooring, radiator and double glazed window.

Bathroom

With low level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and panel bath with thermostatic shower, glazed screen and beautiful wall tiling. Complementary floor tiles, chrome, ladder style heated towel rail, recessed ceiling lights, recessed storage cupboard.

OUTSIDE

Garden

The property enjoys a low maintenance, lawned rear garden with paved pathway leading to a patio area, ideal for outdoor furniture and al fresco dining. Smart fencing maintains privacy and a timber gate leads out to the rear.

Driveway Parking

A block paved driveway provides off road parking for two vehicles. There is visitor parking close by.

NOTES

Please note there is a charge of approximately £150 per year towards the maintenance of communal areas.

UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband 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



- Three/Four Double Bedroom Townhouse
- Immaculate Flexible Presentation Throughout
- Master Bedroom With Beautiful En Suite Shower Room
- Spacious Contemporary Dining Kitchen With Lovely Balcony Off
- Beautiful Crittall Doors Added To Good Sized Lounge
- Lawned Rear Garden
- Delightful Far Reaching Views
- Integral Single Garage With Driveway Parking For Two Cars
- Walking Distance To Village Amenities And Train Station
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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 	



Harrison Robinson

Estate Agents

TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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.

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
www.harrisonrobinson.co.uk