Harrison Robinson

Estate Agents



1 Linton House, 40 Norwood Avenue, Menston, LS29 6GT

£685,000

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GROUND FLOOR

Entrance Hall
A solid timber entrance door with transom light opens into a spacious and welcoming entrance hall with beautiful, large floor tiles with underfloor heating. Oak panelled doors open into a good sized room to the front of the property, currently arranged as a playroom, with en suite bathroom and dressing room, a stunning living dining kitchen and most useful, understairs storage cupboard. A solid timber return staircase with glass and oak balustrading leads to the first floor of the property.

Living Dining Kitchen
35'1" x 17'4" (10.7 x 5.3)
Wow! An impressive, generously proportioned living dining kitchen with beautiful, high gloss cabinetry with Quartz worksurfaces and upstands incorporating a handy Quartz table with seating for five people and retractable, pendant lighting. There is a full range of integrated appliances including two, Neff electric ovens with warming plates, dishwasher, induction hob with recessed extractor, wine fridge and space and plumbing for an American style fridge freezer. Inset sink with chrome mixer tap beneath a window enjoying a direct view across to the Chevin. Recessed spotlights, marble floor tiling throughout with underfloor heating. The living area has ample room for comfortable furniture including a fitted bench seating area in the bay window to the front elevation. Six, tall, sash windows allow ample natural light and tall ceilings add to the feeling of space. A log burning stove sits on a slate hearth in a chimney breast with attractive, exposed brickwork. This is the real hub of the home, a wonderful entertaining space.

Utility Room
11'9" x 8'2" (3.6 x 2.5)
A good sized utility room with high gloss cabinetry with stainless steel sink and drainer with chrome mixer tap set in a stone effect worksurface. Space and plumbing for a washing machine and tumble dryer. Tall sash windows allow ample light, large floor tiles with underfloor heating. Oak panelled doors open into a laundry room housing the gas central heating boiler, and a second door opens into a large W.C/ Cloakroom. A timber door with obscure glazed panel leads outside to the rear. Recessed spotlights.

Cloakroom / W.C.
Very well presented with low-level W.C. and wall hung handbasin with a circular, chrome mixer tap, animal print wall tiling and continuation of the large floor tiles with underfloor heating. Tall, obscure glazed, sash window, extractor, recessed spotlights. Floor to ceiling, high gloss cupboards provide excellent storage.

Master Bedroom / Lounge
13'1" x 13'1" (4.0 x 4.0)
A good sized room with carpeted flooring with underfloor heating, two, tall, double glazed windows to the front elevation and recessed spotlights. Currently arranged as a snug/playroom this would work equally well as a lounge or spacious double bedroom with an oak panelled door giving access to a large en suite and dressing room.

En Suite Bathroom
12'1" x 9'2" (3.7 x 2.8)
A large, beautifully presented, four-piece, ensuite bathroom with low-level W.C. with concealed cistern, two handbasins with chrome, waterfall mixer tap set in vanity drawers with LED mirror over and deep-fill bath with central, chrome, waterfall tap and shower attachment set in a tiled surround. Large, walk-in shower cubicle with thermostatic, drench shower plus additional shower attachment, recessed shelf and beautiful, stone effect wall tiling and floor tiling with underfloor heating. Recessed spotlights, extractor, tall, obscure, double glazed sash window to rear. Two, chrome, ladder style, heated towel rails. Door into:

Dressing Room
11'9" x 9'6" (3.6 x 2.9)
With fitted shelves, drawers and ample hanging space, carpeted flooring, ceiling light.

FIRST FLOOR

Study Landing
A solid timber staircase with attractive glass and wooden balustrading leads up to the most spacious, first floor landing area. Carpeted flooring, high ceiling, recessed spotlights. Contemporary style radiator, doors open into a Jack and Jill bathroom and two, generously proportioned, double bedrooms.

Bedroom Two
A large double bedroom with carpeted flooring, high ceiling, two Veluxes and contemporary style radiator. Recessed spotlights, under eaves storage, oak panelled doors opening into the Jack and Jill bathroom and walk-in wardrobe.

Jack and Jill En Suite
Beautifully presented with low-level W.C., large handbasin set in deep vanity drawers with circular, chrome, mixer tap and deep-fill bath in a fully tiled surround with central, chrome mixer tap and shower attachment. Separate shower cubicle with thermostatic drench shower plus additional shower attachment, large, glazed door and attractive wall tiling. Complementary floor tiles with underfloor heating, wall mounted mirror, recessed spotlights, extractor. Chrome, ladder style, heated towel rail, Velux.

Bedroom Three
13'5" x 12'9" (4.1 x 3.9)
A good sized double bedroom with carpeted flooring, radiator and Velux enjoying lovely views to the rear across open fields. High ceiling, recessed spotlights, door into.

En Suite Shower Room
Immaculately presented with low-level W.C. with concealed cistern, large handbasin with chrome, waterfall mixer tap set in vanity drawers with hexagonal wall mirror over and separate shower cubicle with thermostatic drench shower plus additional shower attachment, recessed shelf and beautiful, hexagonal wall and floor tiling. Two Veluxes allow natural light, recessed spotlights, extractor, useful storage cupboard.

OUTSIDE

Garden
The property enjoys a large, corner plot with a lawned garden backing onto open fields, ideal for children to play safely and adults to relax and entertain. A paved patio area with pagoda is the ideal spot for outdoor furniture to enjoy al fresco dining. Low stone walling to the front and smart fencing maintain privacy. Newly planted hedging adds to this.

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.

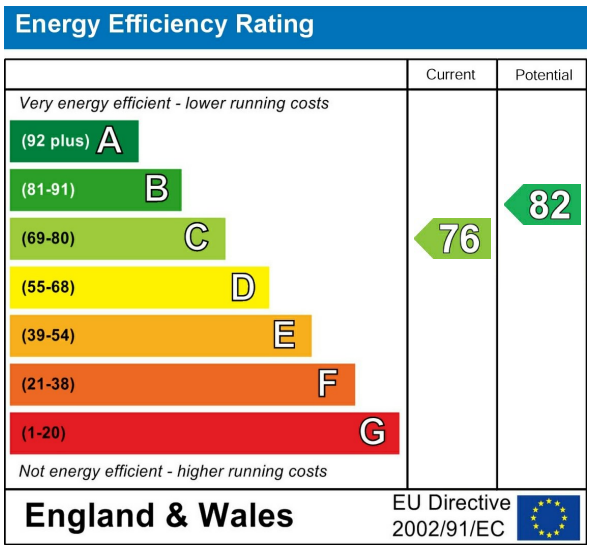






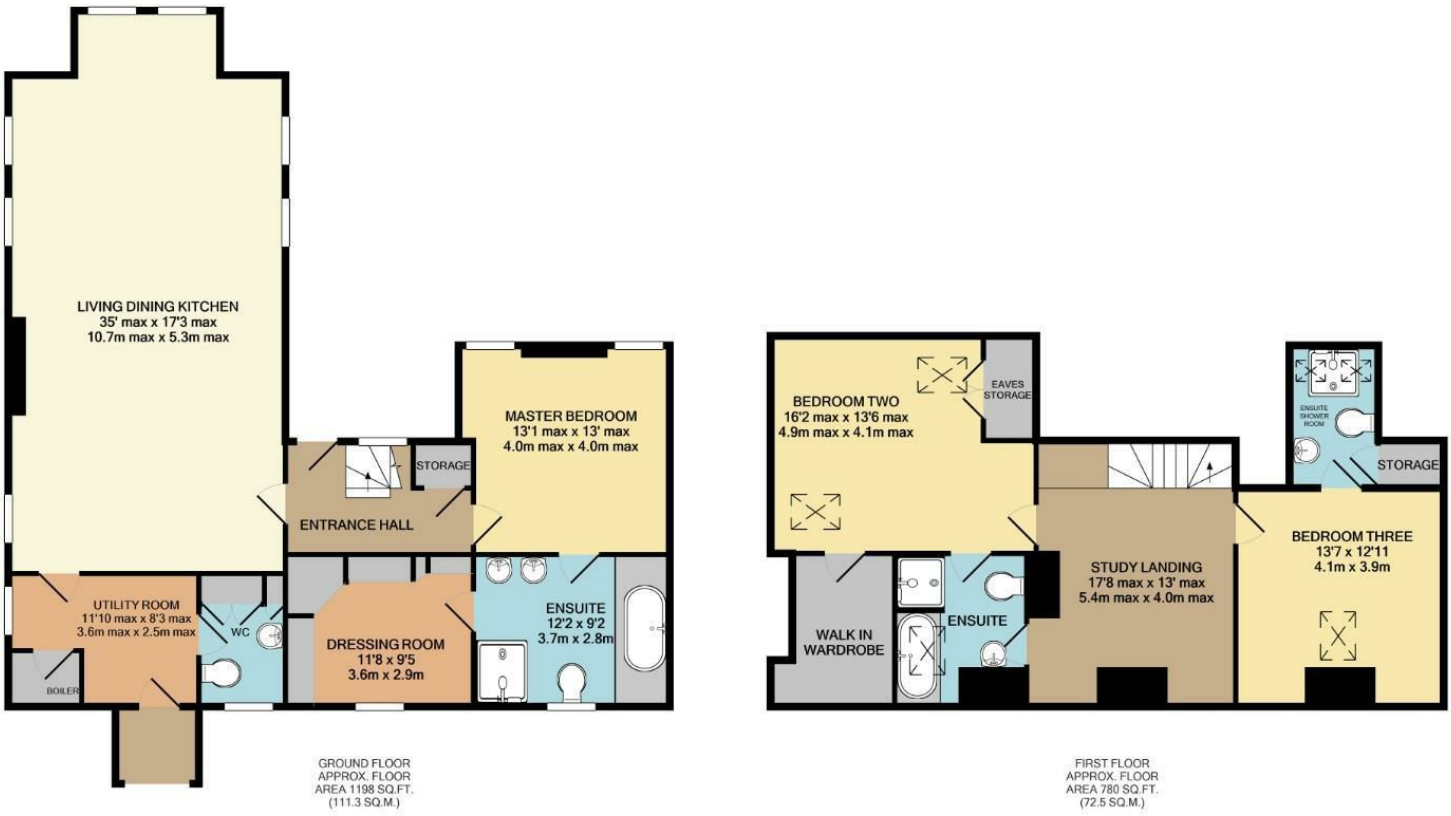


- Three Bedroom Grade II Listed End Terraced Property
- Stunning Conversion With EPC Rating Of A High C
- Impressive Spacious Living Dining Kitchen With Log Burning Stove
- Three Beautifully Appointed En Suite Bathrooms/Shower Rooms
- Flexible Throughout With A Ground Floor Master Suite
- Well Appointed Utility Room With Cloakroom Off
- Fabulous Level Corner Plot With Good Sized Garden Backing Onto Fields
- Delightful Far Reaching Views
- Walking Distance To Excellent Schools, Village And Train Station
- Council Tax Band F









GROUND FLOOR
APPROX. FLOOR
AREA 1198 SQ.FT.
(111.3 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 780 SQ.FT.
(72.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1978 SQ.FT. (183.7 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

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