

# Harrison Robinson

Estate Agents



**West Winds, 9 Menston Old Lane, Burley, LS29 7QA**

**£725,000**

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## £725,000



### GROUND FLOOR

#### Reception Hall

A beautiful, solid oak, curved entrance door with double glazed windows to either side opens into a welcoming hallway with carpeted flooring, coving and radiator. Doors open into the lounge, dining room, shower room and inner hallway leading in turn to the kitchen, home office area and rear porch. Useful under stairs cupboard. A return, carpeted staircase with beautiful, oak balustrading leads up to the first floor landing.

#### Lounge

20'11" x 10'9" (6.4 x 3.29)

A lovely, light and airy lounge with double glazed windows to both front and rear allowing lots of natural light and affording fabulous views over the beautiful gardens. A gas stove set on a stone hearth is an attractive focal feature. Carpeted flooring, coving, two radiators.

#### Dining Room

14'2" x 12'4" (4.34 x 3.77)

A spacious room with beautiful bay window to the rear overlooking the garden, this is a great entertaining space and one can imagine many happy times with family and friends here. Electric fire set in a recessed fireplace with stone hearth. Carpeted flooring, coving, radiator.

#### Shower Room

With low level w/c, wall hung hand basin with chrome taps and separate shower cubicle with electric shower. Neutral wall tiling, obscure, double glazed window, carpeted flooring, radiator.

#### Inner Hallway

Doors lead off an inner hallway to a home office area and the kitchen. Wood effect Amtico flooring, radiator. A half glazed door leads to a rear porch.

#### Study

9'0" x 5'2" (2.75 x 1.58)

A lovely spot to the front of the property, ideal as a study or quiet seating area, with carpeted flooring and double glazed window.

#### Rear Porch

With double glazed windows and recently fitted composite, half glazed, stable door leading out to the garden. Tiled flooring.

#### Kitchen

11'4" x 9'9" (3.46 x 2.98)

A dual aspect breakfast kitchen with cream base and wall units with stainless steel handles, complementary wood effect worksurfaces and tiled splashbacks. Integral appliances include an under counter fridge, washing machine, dishwasher, Neff, double ovens and microwave with grill and Neff, four ring, gas hob with stainless steel and glass extractor over. Amtico flooring, downlighting.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with attractive, oak balustrade leads up to the first floor landing. A double glazed window to the front elevation affords lovely views across to the moor. Three recessed cupboards with hanging rails and shelves provide useful storage. Doors open into three bedrooms and the house bathroom.

#### Master Bedroom

15'10" x 10'9" (4.83 x 3.3)

A wonderful, spacious double bedroom with window to the side elevation. Carpeted flooring radiator, fitted wardrobes, cupboards and drawers.

#### Bedroom Two

12'4" x 11'4" (3.78 x 3.46)

A large double bedroom affording lovely views over the rear garden. Carpeted flooring, radiator.

#### Bedroom Three

11'8" x 10'5" (3.58 x 3.2)

A double bedroom with double glazed window to the side of the house with fitted cupboards and wardrobes. Carpeted flooring, radiator.

#### Bathroom

With low level w/c, pedestal hand basin with chrome, mixer tap and bath with tiled side and mixer tap with shower attachment. Neutral wall tiling and radiator. Cupboard housing the hot water tank. Carpeted flooring, wall mirror, obscure glazed window.

### OUTSIDE

#### Studio/Home Office

13'6" x 6'9" (4.14 x 2.06)

The property benefits from a fully insulated studio with carpeted walls and flooring. Two double glazed windows allow natural light. Power and lighting. This would make a perfect home office for those now working from home.

#### Garden

Wow! The house is set in beautifully maintained gardens to both front and rear. To the rear one finds a fantastic family garden with level lawns, mature borders, a paved pathway, delightful pond and summer house with power. There is a spacious, paved patio area, ideal for al-fresco dining and entertaining with ample room for outdoor furniture. Smart fencing and a wooden gate leading round to the front of the house maintain privacy. The house is well set back from the road with an immaculate fore garden with level lawn, and attractive, mature planting. A block paved driveway behind timber double gates and manicured hedging provides ample parking.

#### Outdoor Stores

There are two outdoor stores with newly installed UPVC doors with power and lighting in one and outdoor tap in the other. The gas central heating boiler, fitted two years ago, is housed in one of the stores.

#### Double Garage

A double garage with electric up and over door, power and lighting and two, double glazed side windows. This is perfect for additional parking or storage for all the family's paraphernalia.

### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.


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

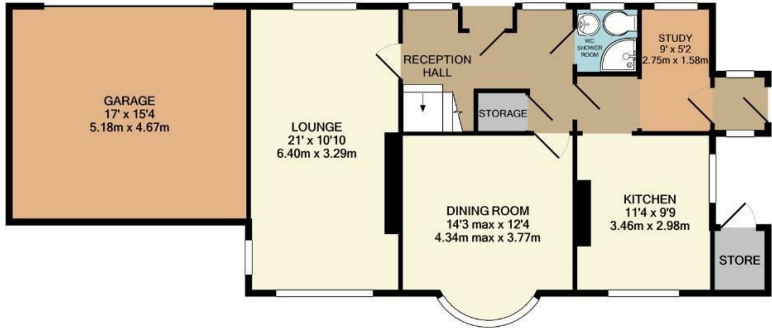
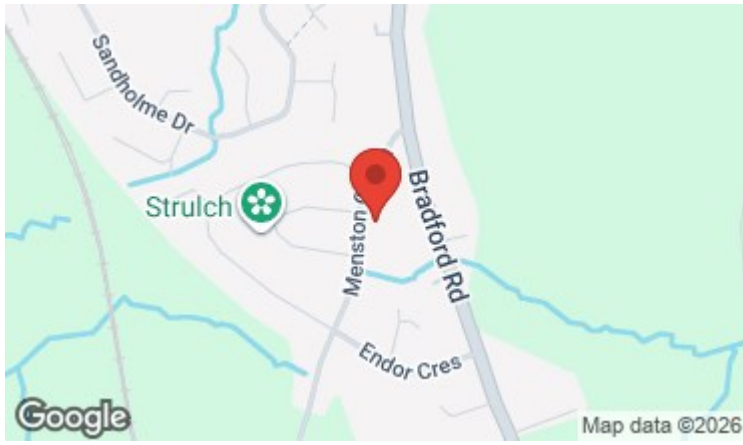
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

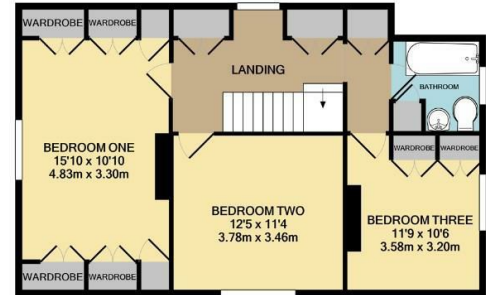
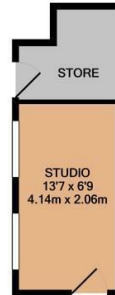


- Three Double Bedroom Detached House
- Fantastic Plot With Beautifully Manicured Front And Rear Gardens
- Immaculately Maintained Throughout
- Dual Aspect Lounge With Gas Stove
- Separate Dining Room And Kitchen
- Insulated Garden Room/Home Office
- Double Garage and Ample Driveway Parking
- Beautiful Long Distance Views
- Walking Distance To Train Station, Schools And Village Centre
- Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1106 SQ.FT.  
(102.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 646 SQ.FT.  
(60.0 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1752 SQ.FT. (162.8 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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