HUNTERS®
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Escroft Court, Menston, LS29

£146,500

A great opportunity to purchase this very well presented spacious one bedroom first floor apartment on the popular High Royds development. Boasting a contemporary kitchen and bathroom, a spacious living/dining room, a double bedroom with a fitted wardrobe and useful storage cupboard off the hallway. Since buying the property the current owner has added fitted wardrobes, a UPVC balcony doors, fitted blinds, a ceramic sink, splashback, cooker hood, shower screen, vanity unit, new carpets and radiators. This apartment which is in an excellent condition is ready to move into and comes to market with NO ONWARDS CHAIN.

The High Royds development is nestled between Ilkley and Guiseley and situated on the edge of Menston village making it an ideal spot for commuters into Leeds, Bradford or Ilkley. The development has a lot to offer such as a variety of sports grounds including a cricket pitch and tennis courts, and is surrounded by the beautiful Yorkshire Dales. There is also a regular bus service that takes you directly to the Menston railway station.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ I 01943 660002
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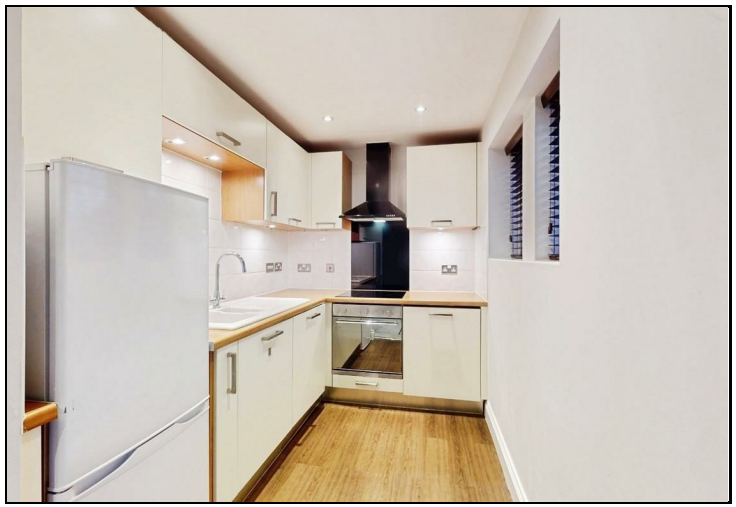
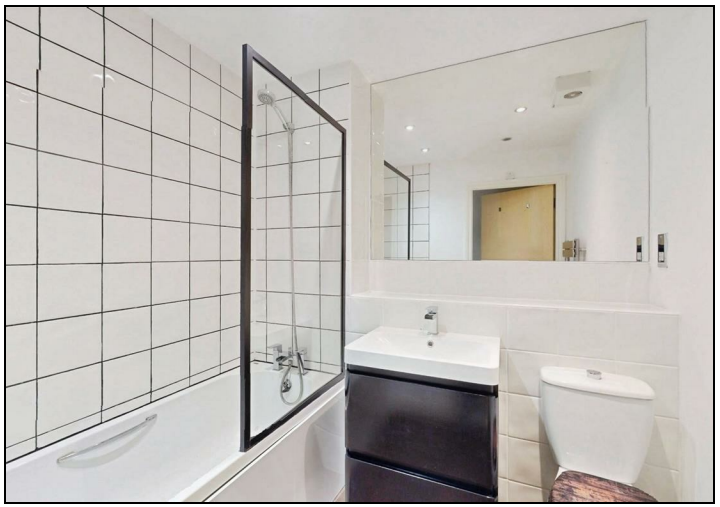
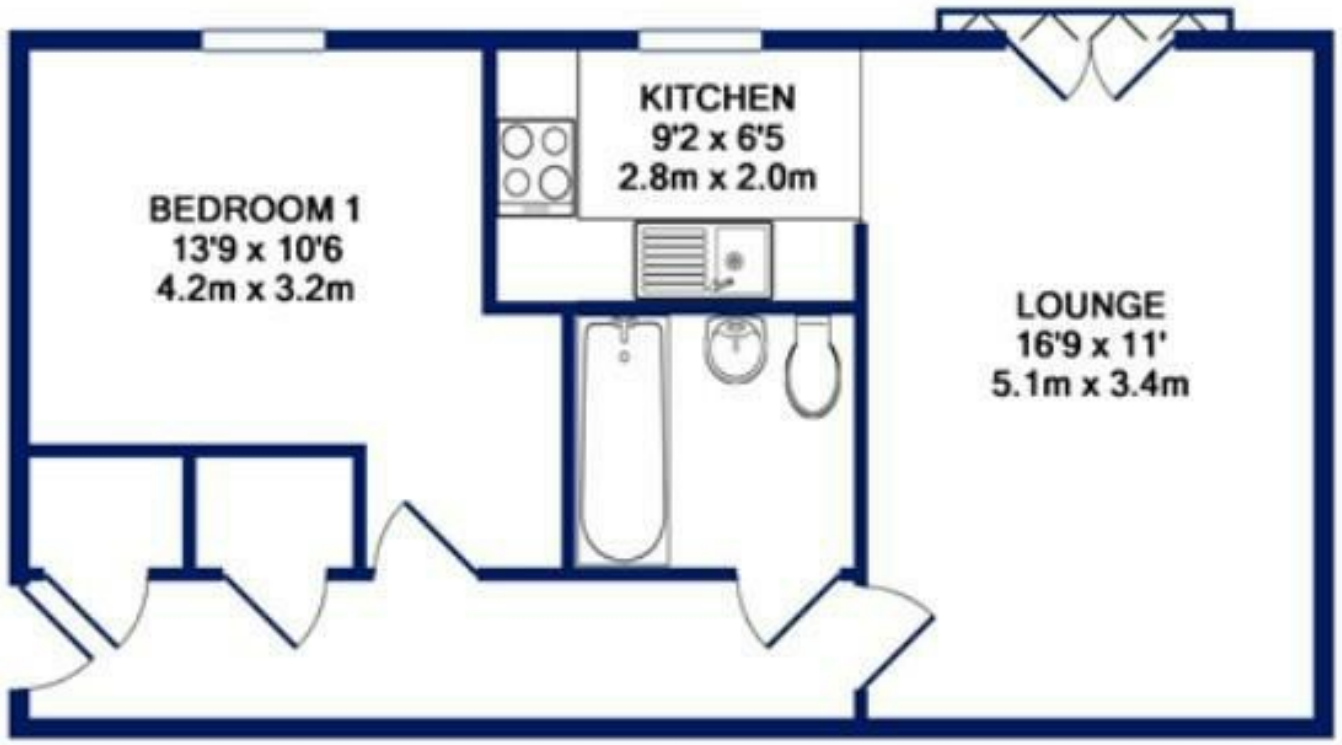
KEY FEATURES

- ONE BEDROOM FIRST FLOOR APARTMENT
- QUALITY FIXTURES & FITTINGS THROUGHOUT
- DOUBLE BEDROOM
- LIVING/DINING ROOM
- JULIET BALCONY
- CONTEMPORARY KITCHEN AND BATHROOM
- ALLOCATED PARKING
- EPC RATING B
- COUNCIL TAX BAND A
- NO ONWARDS CHAIN







ESCROFT COURT
TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)
plan not to scale - strictly for identification purposes only
Made with Metropix ©2018

DIRECTIONS

From our Hunters Otley offices on Kirkgate, continue along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road, continuing past The Fox pub and over the large crossroads. After the crossroads take the second turning on your right into High Royds Drive. At the T junction turn left continuing on High Royds drive but then go immediately straight on to Clifford Drive. Escroft Court is the first building on the left hand side.

AGENTS NOTES

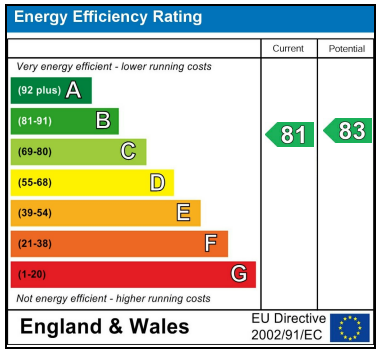
We have been advised by our client that the lease is held on a 125 year lease which commenced January 2007. The current annual service charge is £1265 and the ground rent is £251 per annum. The service charge includes buildings insurance, maintenance of grounds including walking trails, tennis courts and duck pond. The property comes to the market with one allocated parking space. Council Tax Band A Leeds City Council.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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