



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Woodale House, Menston, LS29

£370,000



This charming three bedroom ground floor converted apartment combines character features with modern fixtures and fittings, and eclectically presented by the current owner, to create a lovely home. The property, positioned within the popular High Royds development, offers light and spacious accommodation and briefly comprises: a welcoming entrance hall, generous living space with direct access to the gardens and patio area, a separate modern fitted breakfast kitchen, two double bedrooms, one with an en suite shower room, and house bathroom and further bedroom used a dressing room. In addition, there are two allocated parking spaces and landscaped communal gardens to include sports facilities. One not to be missed!

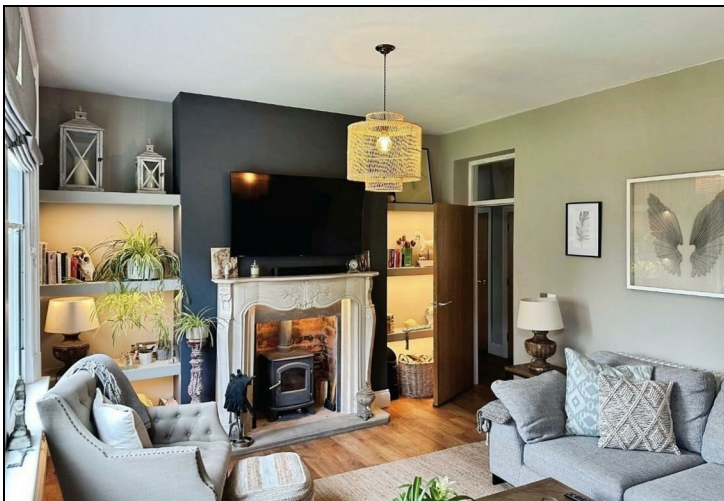
The High Royds development is nestled between Ilkley and Guiseley and situated on the edge of Menston village, making it an ideal spot for commuters into Leeds, Bradford or Ilkley. Leeds Bradford International Airport is only a short drive away. Covering a 200 acre site, this popular development offers a range of amenities, with sports grounds including a cricket pitch, two football pitches, tennis courts and paths for cyclists and walkers. Set on the edge of the beautiful Yorkshire Dales, the development boasts a lake and woodland with abundant wildlife.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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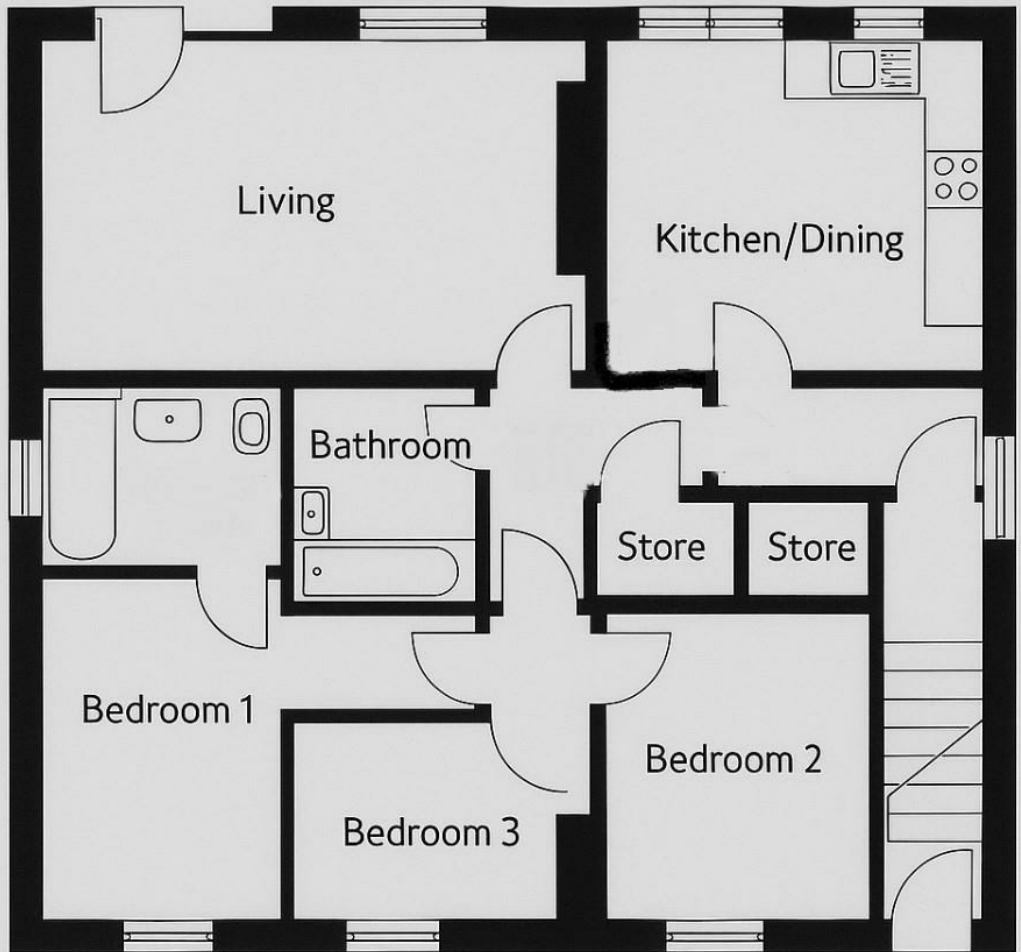


## KEY FEATURES

- THREE BEDROOMS
- GROUND FLOOR CONVERTED APARTMENT
  - CHARACTER FEATURES
    - HOUSE BATHROOM AND EN SUITE
    - LIVING ROOM & OPEN PLAN KITCHEN BREAKFAST ROOM
  - TWO ALLOCATED PARKING SPACES
  - POPULAR HIGH ROYDS DEVELOPMENT
    - EPC RATING TO FOLLOW







**DIRECTIONS**

From our Hunters Otley & Ilkley offices in Otley, proceed 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 with the Adlington apartments on right. After the crossroads take the second turning on your right into High Royds Drive. Continue over the mini roundabout and then turn left at the T junction, continuing into Clifford Drive. Wooddale House is the converted building on the left hand side.

**AGENTS NOTES**

Tenure: Leasehold

We have been informed by our client the flat is held on a 999 year lease with 981 years remaining. The current service charge is £204.51 per calendar month which includes buildings insurance, and the ground rent is £250 per annum.

Council Tax Band D, 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.

**ADDITIONAL SERVICES**

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

**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.

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

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