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4 2 1 C

Clock Tower, High Royds Court, Menston, LS29 £395,000



Occupying a peaceful setting within the High Royds development, this substantial Grade II listed four bedroom end stone built terrace property is immaculate throughout and retains some fine character features to include large sash windows, deep skirting and high ceilings. Set over three floors, the property combines contemporary fixtures and fittings of a high specification, and offers spacious and flexible accommodation throughout to create a charming home. In brief, the accommodation comprises, to the ground floor: welcoming entrance, well equipped dining kitchen, utility room, downstairs WC, and a double bedroom which could be used as a study. To the first floor, there is a lovely L shaped living room with sash windows allowing light to flood in, another double bedroom, house bathroom and large storage room, and on the top floor, there is a master bedroom with en suite shower room plus a further double bedroom. Externally, there are two allocated parking spaces, lockable communal bike shed and a small paved patio area in addition to the communal gardens. An impressive property which must be seen to be fully appreciated.

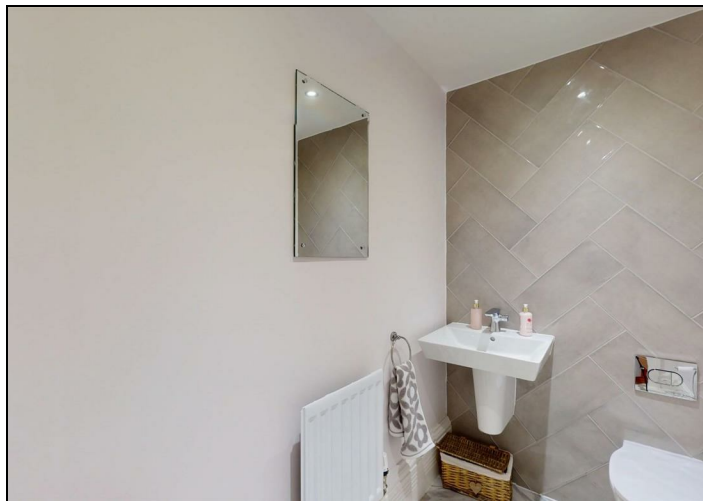
The High Royds development is nestled between Ilkley and Guiseley and situated on the edge of Menston village, making it an ideal spot for commuters into Leeds, Bradford or Ilkley. Leeds Bradford International Airport is only a short drive away. Covering a 200 acre site, this popular development offers a range of amenities, with sports grounds including a cricket pitch, two football pitches, tennis courts and paths for cyclists and walkers. Menston itself is a popular village community with excellent local facilities to include shops, post office, village pubs, additional recreational facilities, village park and train station, plus there are well regarded schools available and throughout the area in neighbouring Otley, Ilkley and Guiseley.

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KEY FEATURES

- FOUR BEDROOMS
- SUBSTANTIAL GRADE II LISTED END TERRACE HOUSE
- SET OVER THREE FLOORS
- HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT
- L SHAPED SITTING ROOM
- TWO ALLOCATED PARKING SPACES
- POPULAR HIGH ROYDS DEVELOPMENT HAVING
- CLOCK TOWER RESIDENTS HAVE EXCLUSIVE USE OF THE BALLROOM
- WALKING DISTANCE TO MENSTON VILLAGE AND TRAIN STATION
- EPC RATING C



ACCOMMODATION

The property has timber framed sealed unit double glazing and gas fired central heating throughout.

GROUND FLOOR

Timber front entrance door, having opaque glass panels, leads into:-

ENTRANCE HALL

Radiator, central heating thermostat control, slim storage cupboard at entrance housing consumer unit and electric meter, understairs storage cupboard with coat hanging space, staircase, having open spindle timber balustrade, leads up to the first floor.

KITCHEN/DINER

13'9" x 14'3"
Sliding sash window to rear elevation, French doors to side elevation, range of fitted high gloss fitted kitchen units at base and wall level incorporating cupboards, drawers and pan drawers, and having Corian worksurfaces and upstands, undercabinet lighting, inset ceiling spotlights, eye level integral combination microwave, plate warmer, electric fan oven and grill, four ring stainless steel gas hob with glass splashback and integrated extractor hood over, one and a half times stainless steel sink set into worksurfaces with mixer tap over, integral dishwasher, integral fridge freezer, slim wine cooler, wall cabinet housing Potterton Promax Ultra combination condensing boiler.

UTILITY ROOM

6'6" x 5'10"
Base units with Corian worksurface and upstands, integral washer dryer.

DOWNSTAIRS WC

Part tiled having radiator, inset ceiling spotlights, extractor fan, wall hung half pedestal wash hand basin, low level WC with concealed cistern, tiled flooring.

BEDROOM FOUR/STUDY/MUSIC ROOM

7'6" x 13'1"
Sliding sash window to side elevation, radiator.

FIRST FLOOR

LANDING

Radiator, open spindle timber balustrade, staircase leading up to the second floor, large walk-in storage cupboard housing the ventilation system.

LIVING ROOM

13'9" x 16'0"
A lovely L shaped living room having sliding sash windows to rear and side elevation, two radiators.

BEDROOM TWO

13'9" x 10'2"
Sliding sash windows to front and side elevations, radiator.

HOUSE BATHROOM

Part tiled having wall mounted chrome ladder style radiator, inset ceiling spotlights, three piece bathroom suite comprising double ended panelled bath with shower over, wash hand basin set into floating vanity storage unit, wall hung low level WC with hidden cistern, extractor fan, shaver point, tiled flooring.

SECOND FLOOR

LANDING

Radiator, open spindle timber balustrade, storage cupboard.

BEDROOM THREE

Windows to front and side elevations, radiator.

BEDROOM ONE

Windows to front and side elevations, remote controlled electric Velux window to front elevation, two radiators, fitted wardrobes having shelves, drawers ad hanging rails.

EN SUITE

Part tiled having wall mounted chrome ladder style radiator, inset ceiling spotlights, extractor fan, fully tiled walk-in shower cubicle having thermostatically controlled shower with fixed rain showerhead and additional handheld shower attachment, wash hand basin set within floating vanity storage unit, wall hung low level WC with hidden cistern, shaver point, tiled flooring.

OUTSIDE

There is a small paved patio area which can be accessed directly from the dining kitchen and this is for the exclusive use of the owners. There are two allocated parking spaces. In addition, Clock Tower residents benefit from exclusive use of the original ballroom and corridors which have been fully restored, plus there is a communal courtyard.

DIRECTIONS

From our Hunters Otley offices on Kirkgate, 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. After the crossroads take the second turning on your right into High Royds Drive. Continue ahead, passing over a mini roundabout and proceeding straight on at the next larger roundabout. As soon as you are across the roundabout take the turning left into High Royds Court and continue through the courtyard exiting top left where you will enter the Clock Tower developments, where the properties are signposted.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Leeds City Council

There is an annual estate charge of circa £3000

DISCLAIMER

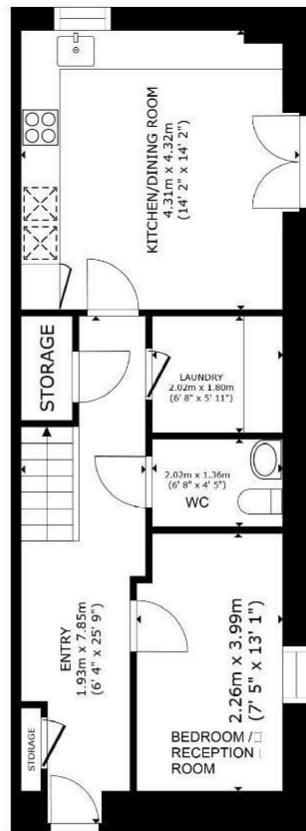
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

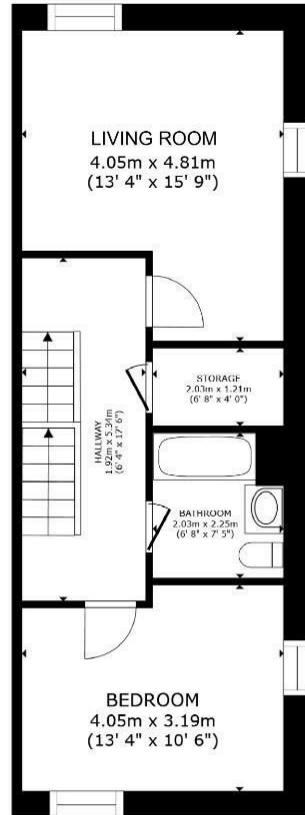
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.



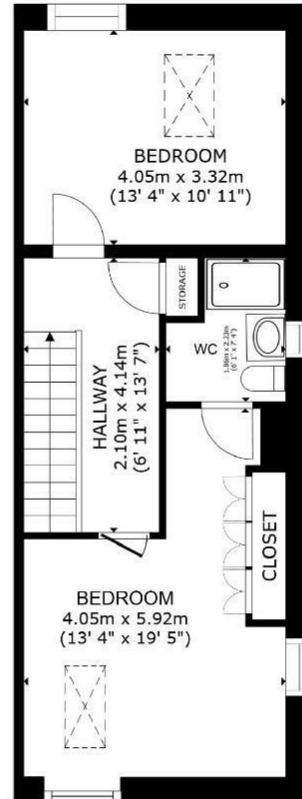




FLOOR 1

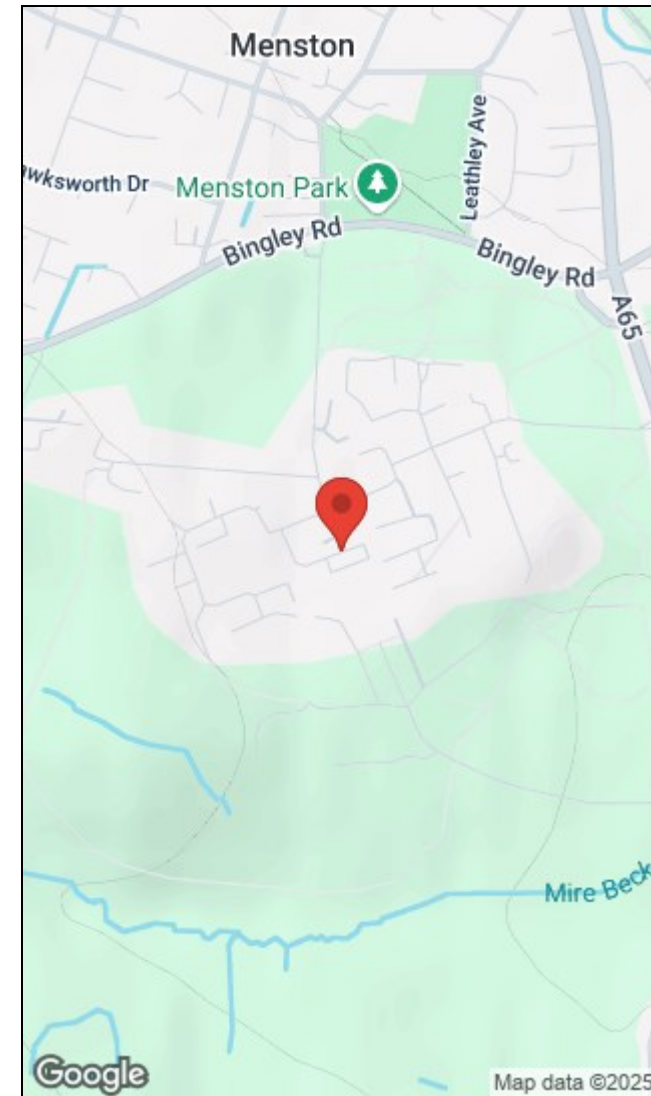


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 50.1 m² (539 sq.ft.) FLOOR 2 47.7 m² (514 sq.ft.) FLOOR 3 47.7 m² (514 sq.ft.)
 TOTAL : 145.5 m² (1,567 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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