



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Kingsdale Drive, Menston, LS29

## By Auction £146,000

# HUNTERS®

HERE TO GET *you* THERE

**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £146,000 \* BIDDING OPENS SOON \* FEES APPLY \***

A rare opportunity to purchase an apartment which also comes with a garage for parking or storage, with its own private entrance, within the highly sought after High Royds development. The apartment is on the first floor and has two bedrooms, a open plan living dining room leading into a kitchen, a separate bathroom and a further storage room. The garage can be accessed internally or through garage door to the rear. Available to purchase with no onwads 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. 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  
otley@hunters.com | www.hunters.com



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## KEY FEATURES

- TWO BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN LIVING DINING ROOM
- GARAGE WITH STORAGE SPACE
  - PRIVATE ENTRANCE
- CLOSE TO LOCAL AMENITIES AND THE TRAIN STATION
  - NO ONWARD CHAIN
  - EPC RATING C







## DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate turning left at the traffic lights onto Westgate. Continue straight ahead at the mini roundabout and then at the next 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 roundabout take the third exit towards the right. The property can be then found on the right hand side.

## TENURE

We have been informed by our client that the apartment is held on a 999 year lease from January 2006. The ground rent is £250 per annum.

## AGENTS NOTES

Tenure: Leasehold

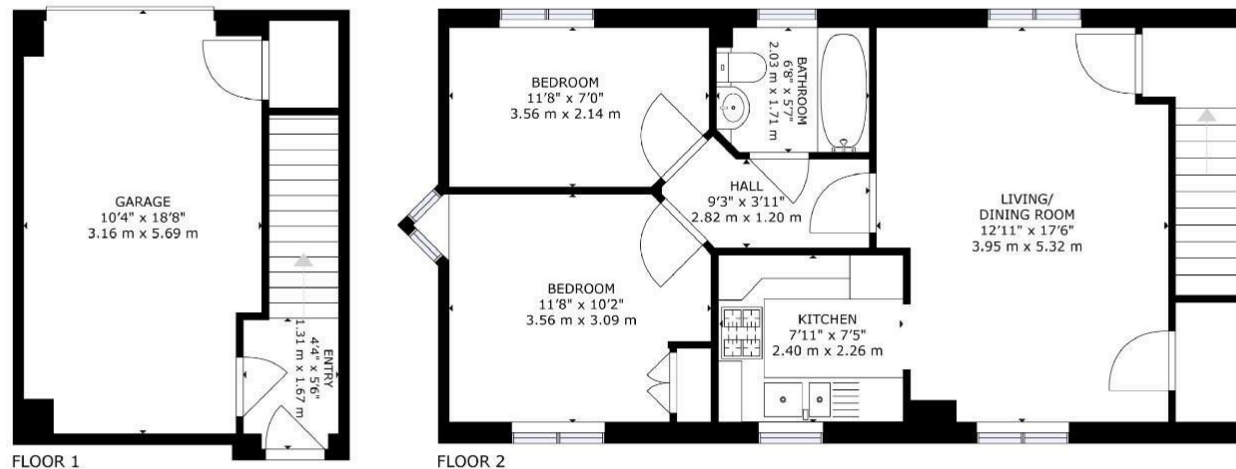
Council tax Band C, Leeds City Council

## ADDITIONAL NOTES

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.

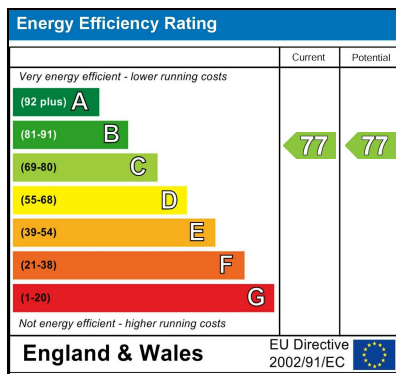
## DISCLAIMER

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.



GROSS INTERNAL AREA  
FLOOR 1: 53 sq.ft, 5 m<sup>2</sup>, FLOOR 2: 602 sq.ft, 56 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 182 sq.ft, 17 m<sup>2</sup>  
TOTAL: 655 sq.ft, 61 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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