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HERE TO GET *you* THERE

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Clock Tower, High Royds Court, Menston, LS29

£395,000



Occupying a peaceful setting within the High Royds development, this substantial Grade II listed three 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 stunning double height living room with large sash windows allowing light to flood in, another double bedroom, house bathroom and large storage room, and on the top floor, there is the master bedroom with en suite shower room. 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. Set on the edge of the beautiful Yorkshire Dales, the development boasts a lake and woodland with abundant wildlife. 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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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 THREE/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"

An impressive double height 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 ONE

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

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.

LETTINGS * INVESTMENT * MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

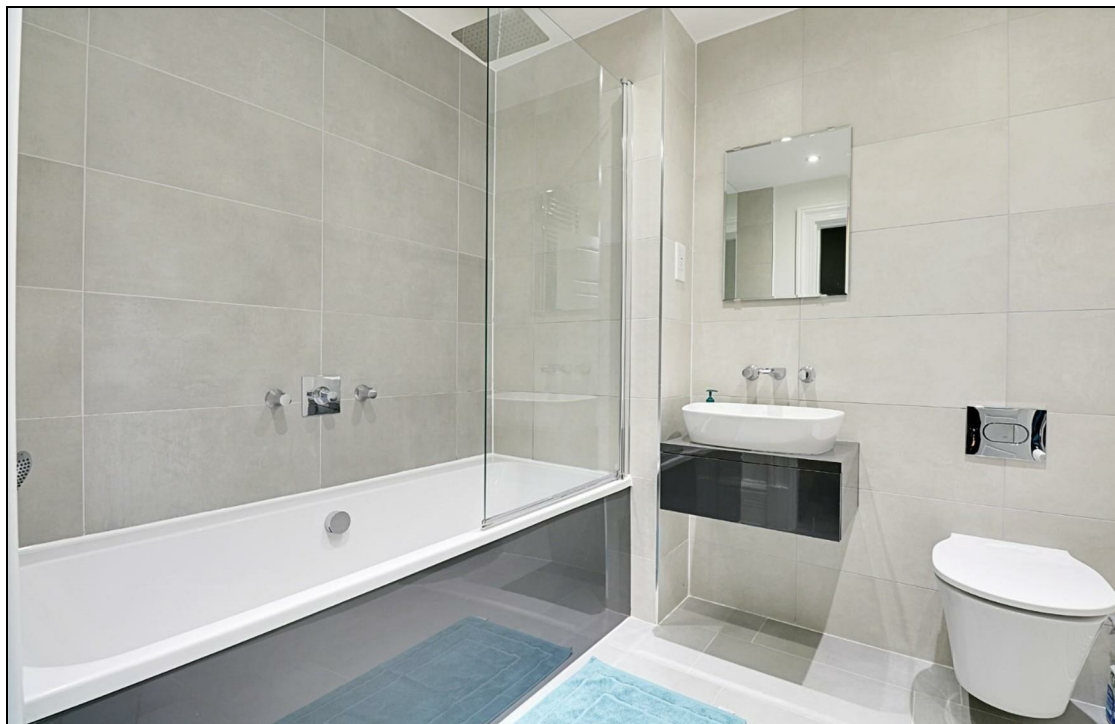
DISCLAIMER

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.

KEY FEATURES

- THREE BEDROOMS
- SUBSTANTIAL GRADE II LISTED END TERRACE HOUSE
- SET OVER THREE FLOORS
- HIGH QUALITY FIXTURES AND FITTINGS
THROUGHOUT
- IMPRESSIVE DOUBLE HEIGHT 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





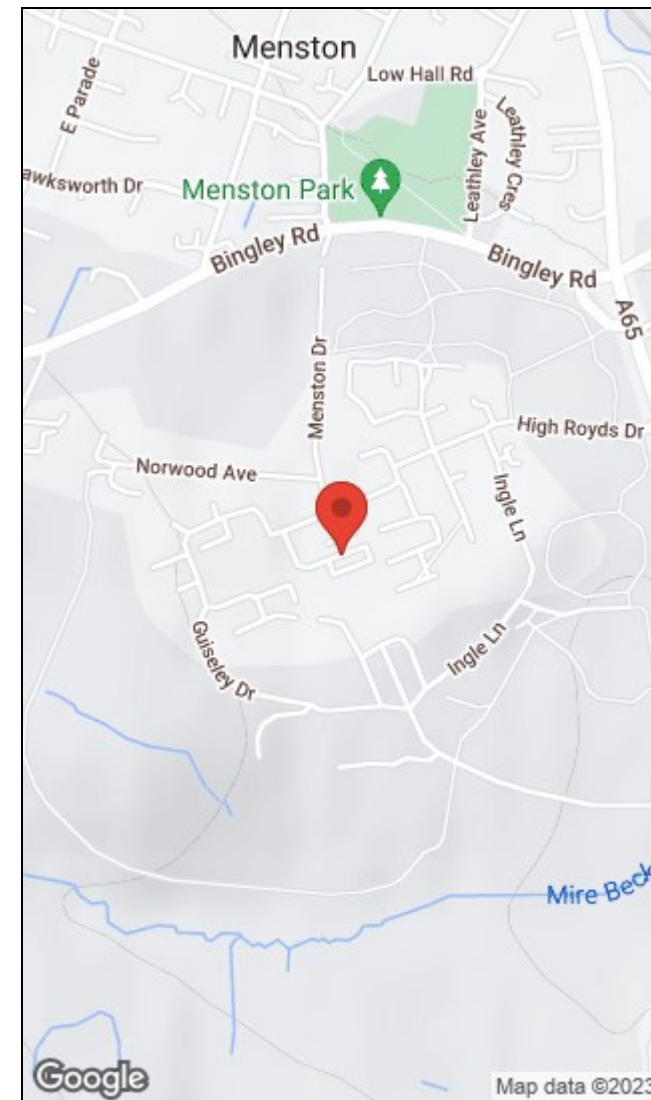


Clock Tower, High Royds Court, Menston, LS29

Total Area = 1,507 Sq.Ft. (140 Sq.M.)



Please note, all measurements are approximate and are for display / marketing purposes only.



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

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