



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



# Escroft Court, Menston, LS29

£150,000



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 | 01943 660002  
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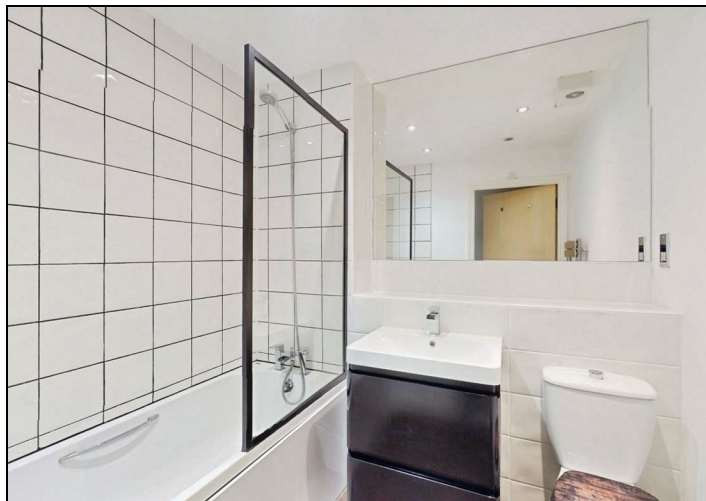
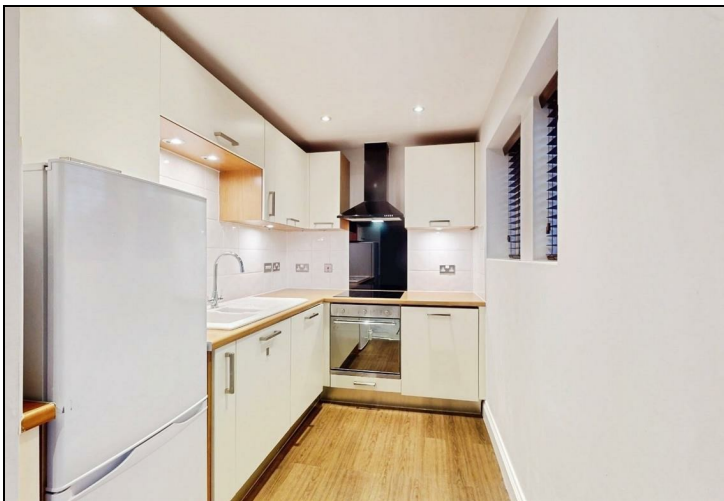


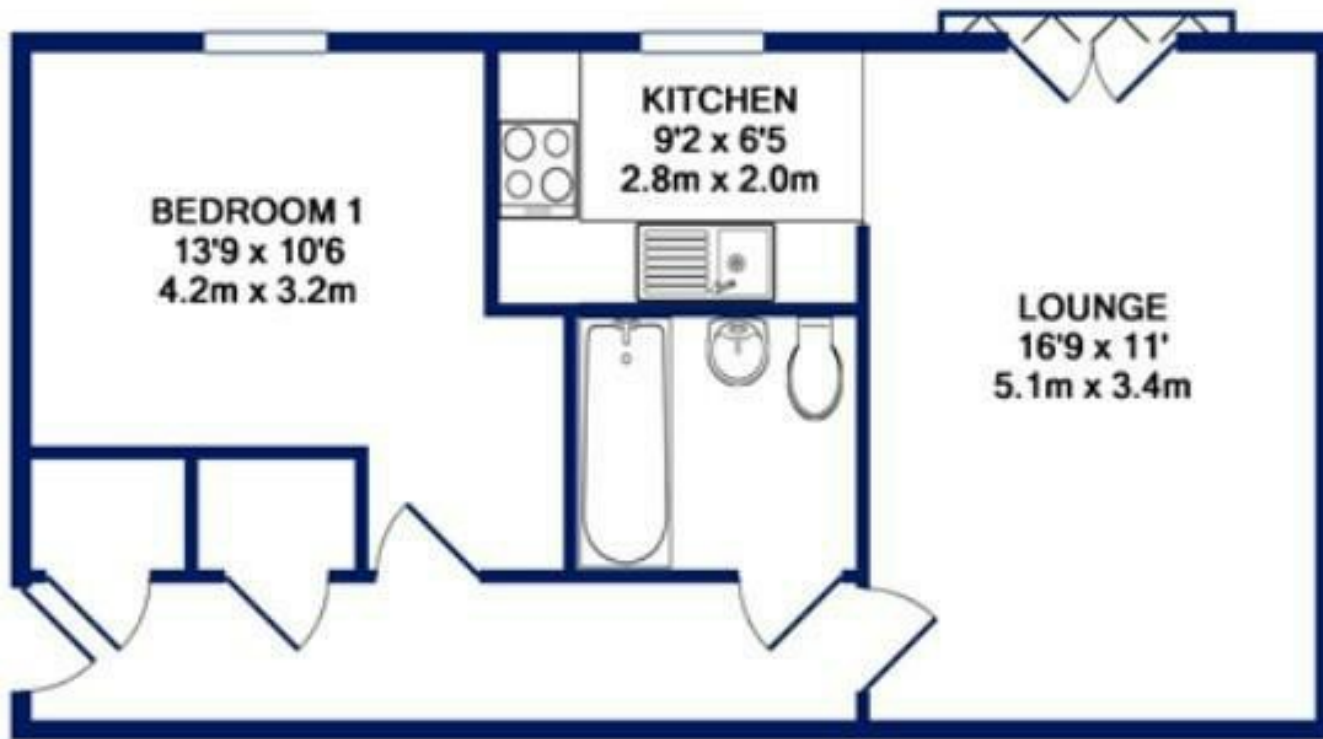
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## KEY FEATURES

- 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

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.

## 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>	<b>81</b>	<b>83</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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