



High Royds Drive, Menston

Asking Price: £139,950

Dale
Eddison



35 High Royds Drive

Menston

LS29 6QP

A WELL APPOINTED TWO BEDROOMED APARTMENT WITH AN ALLOCATED PARKING SPACE LOCATED ON THE UPPER FLOOR OF THIS PURPOSE BUILT DEVELOPMENT.

A tastefully appointed two bedroom upper floor apartment, forming part of this well established and well regarded development with the advantage an allocated parking space to the rear. This smartly presented apartment offers an ideal opportunity for a first time buyer or buy to let investor.



Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, an excellent primary school, sporting facilities, fantastic park and various pubs/restaurants. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

The accommodation with **ELECTRIC HEATING**, **SEALED UNIT DOUBLE GLAZING** and with approximate room sizes, comprises:

GROUND FLOOR

COMMUNAL ENTRANCE HALL With stairs leading to the upper floors.

PRIVATE ENTRANCE HALL With a double glazed window to the rear, electric wall heater and two storage cupboards. There is a loft space with ladder access, partially boarded out for storage.

OPEN PLAN SITTING ROOM AND KITCHEN 26' 11" x 11' 9" (8.2m x 3.58m) Living area, with a double glazed window to the rear and side. TV point and electric wall heater. Kitchen area, with a range of base and wall units with work surfaces over. Electric oven and hob with extractor hood over. Tiled splashback and a built in dishwasher, stainless steel sink and drainer and space for a free standing fridge/freezer. Under pelmet lighting and space for a washing machine. Window to the side and rear.

BEDROOM ONE 12' 9" x 9' 11" (3.89m x 3.02m) With a double glazed window to the front. Electric wall heater, ceiling light and fitted wardrobes.

BEDROOM TWO 10' 8" x 7' 1" (3.25m x 2.16m) With a double glazed window to the front. Electric wall heater and ceiling light.

BATHROOM With an opaque double glazed window to the rear. Three piece white suite comprising a panelled bath with shower over, pedestal hand wash basin and low suite W.C. Radiator, part tiled walls and shaving point. Extractor fan.

OUTSIDE The property has an allocated parking space to the rear of the property. There are communal grounds for the residents of the Royds Park to enjoy.

TENURE The property is held on a 999 year lease dated from 2006.

SERVICE CHARGE Service charge as of 2019 amounted to £92.00 per calendar month. This covers maintenance of all outside spaces, building insurance and maintenance of the communal parts of the building.

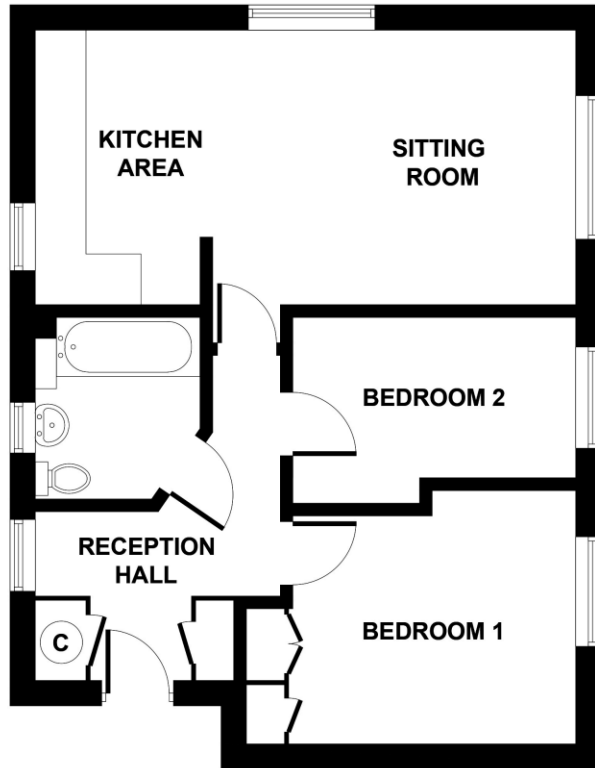
VIEWINGS Strictly by prior appointment with Dale Eddison Ilkley.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

LOCATION When travelling on the A65 from the Ilkley/ Otley direction, proceed through the lights by JCT 600 and the Menston junction then turn right just before St Marys School into High Royds Drive. Proceed for approximately two hundred meters and the property will be located on the right hand side.

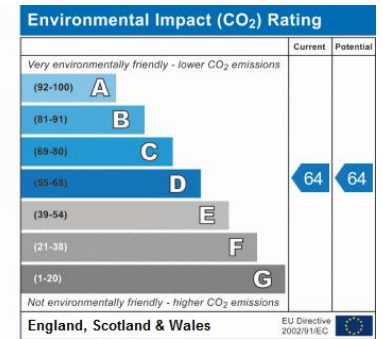
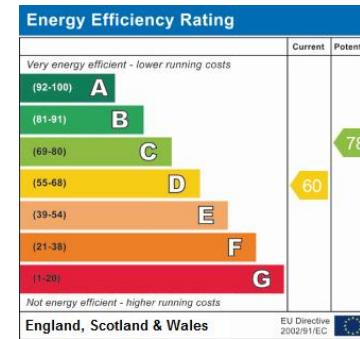
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.





35 HIGH ROYDS DRIVE

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 507120)



**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.