

# Harrison Robinson

Estate Agents



**1 Litton Court, 2 Jackson Walk, Menston, LS29 6BS**

**£200,000**

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## £200,000



### Communal Entrance Hall

A solid timber entrance door opens into a well presented communal reception hall giving access to the apartments in this block. Carpeted flooring, letterboxes.

### Entrance Hall

The sturdy, timber, entrance door opens into a carpeted vestibule with cloaks cupboard off. A door opens into the main entrance hall, which is of generous size with room for several items of furniture. This could even be utilised as a study area for anyone working from home. An archway lends character. Carpeting, radiator, intercom and thermostat. A cupboard houses the electric boiler and the water tank. This is a wonderful environment in which to greet guests.

### Lounge

16'2" x 15'3" (4.93 x 4.65)

A lovely, good-sized lounge benefitting from high ceilings and three timber framed, double-glazed, sash windows, fitted with Timberlux wood, venetian blinds allowing the natural light in whilst enjoying a good level of privacy as desired. A heavy, half-glazed, timber door with two opaque glazed panels provides a private entrance to the apartment, useful when bringing in shopping from the car. This door opens onto a paved area providing the opportunity to sit outside and enjoy the afternoon and evening sun. Room for a dining table and several sofas. Carpeting, two radiators and TV point. This is a fabulous environment in which to entertain being open plan into:

### Kitchen

9'10", 65'7" x 8'11" (3,20 x 2.74)

A beautifully appointed, stylish, contemporary kitchen fitted with gloss white base and wall units incorporating cupboards, large drawers and wine rack with complementary black, granite worksurface over with light grey Metro tiled splashback. Integrated appliances include an electric oven with induction hob and stainless-steel chimney hood and extractor over, a fridge/freezer and a dishwasher. Space and plumbing for a washing machine. Stainless-steel one and a half-bowl sink. Karndean flooring, under pelmet and under plinth lighting and LED downlighting.

### Bedroom One

12'7" x 10'0" (3.85 x 3.05)

A spacious, double bedroom benefitting from two large timber framed, double-glazed, sash windows fitted with Timberlux wood venetian blinds. Carpeting and radiator.

### Bedroom Two

12'7" x 10'0" (3.86 x 3.05)

A second great-sized, double bedroom, currently used as a dressing room, benefitting from the same timber framed, double-glazed, sash windows fitted with the Timberlux wood venetian blinds. Carpeting and radiator.

### WC Shower Room

A beautiful, stylish, contemporary shower room comprising of a large, walk-in shower with sliding glazed door and mains drench shower with separate hand-held shower attachment, a vanity washbasin with two large, gloss white drawers beneath and a concealed cistern w/c with push button flush. Fully tiled to the walls and Karndean flooring. White, vertical, ladder, towel radiator. LED downlights and extractor fan.

### TENURE

The property is leasehold. We are advised that the lease has the remainder of 999 years from 1 January 2006.

The annual service charge is £2,900 and the ground rent is £250 per annum paid in two instalments. The service charge includes:

- Landscape maintenance
- Cleaning of internal communal areas
- Window cleaning
- Electricity in communal areas
- Fire equipment maintenance
- General repairs to communal areas
- Buildings insurance
- Permission to keep a pet needs to be sought from Trinity Estates, the management company.


### UTILITIES AND SERVICES

The property benefits from mains electricity and drainage. Superfast Broadband is shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

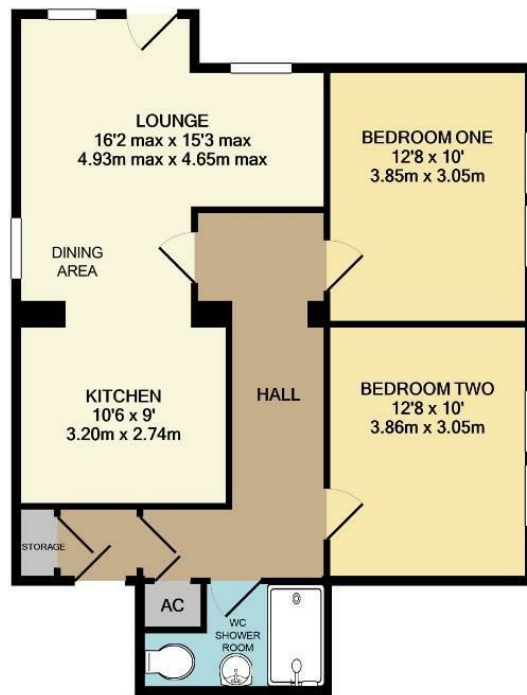


- \*\*\*No Onward Chain\*\*\*
- Two Double Bedroomed Ground Floor Apartment
- Recently Updated Throughout To A High Standard
- Beautifully Appointed, Contemporary Kitchen
- Open Plan Living Kitchen Dining Space
- Luxury Shower Room/W.C.
- Quality Fixtures & Fittings
- Allocated Parking Space
- Private Entrance Door
- Council Tax Band C

#### 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>		78
(55-68) <b>D</b>	66	
(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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TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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