



HUNTERS[®]
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Buckden Court, Menston, LS29

Asking Price £189,000

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Buckden Court is one of the Grade II listed buildings which makes up the historic and highly sought after Chevin Park development. Having been built towards the beginning of the last century, the building was stylishly converted in 2007 and still boasts original features such as high ceilings and full height sash windows allowing this well presented two bedroom first floor apartment to create a light and spacious environment. The property briefly comprises open plan living room with stylish kitchen, double bedroom with en suite shower room, second double bedroom and a bathroom. The property sits within well maintained communal grounds and benefits from an allocated parking space, as well as additional visitors parking.

The Chevin Park 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.

TENURE We understand the property to be Leasehold with the balance of a 999 year lease from 1st January 2006. The service charge for 2023 was £2023.37 and the ground rent is £250 per annum.

PARKING The property includes an allocated off street parking space.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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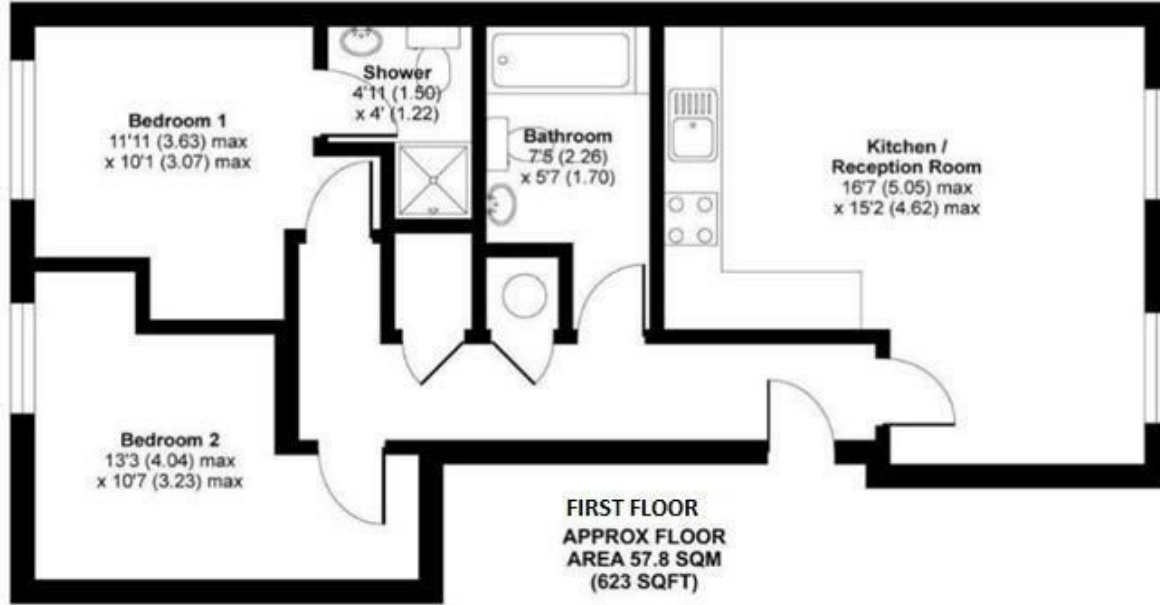
KEY FEATURES

- CHAIN FREE
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN LIVING ROOM
 - FULL HEIGHT WINDOWS
 - RETAINING CHARACTER
 - ALLOCATED PARKING SPACE
 - 3D WALKTHROUGH TOUR
 - EPC RATING E





Buckden Court, Jackson Walk, Menston, Ilkley, LS29



APPROX. GROSS INTERNAL FLOOR AREA 623 SQ FT 57.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	68		
	46		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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