



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

2 2 1 C

# Kingsdale Drive, Menston, LS29

## £175,000

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

Offered for sale with no onwards chain, a modern and stylish two bedroom ground floor apartment. Situated on the fringe of Menston village and is conveniently situated for local amenities. Menston is an extremely popular village offering a range of amenities including shops, schools and recreational facilities. Leeds, Bradford, York and Harrogate are within easy commuting distance and the railway station at Menston provides a link to Leeds, Bradford and Ilkley. Some beautiful countryside and moorland is close at hand and Menston Park is nearby. For those wishing to travel further afield Leeds Bradford International Airport is within easy reach.

The property comprises: Open-plan kitchen/Lounge. Kitchen with cream units and mahogany effect worktops. Double bedroom with fitted wardrobes and en-suite, single second bedroom. Contemporary bathroom fitted with white suite and chrome fittings including shower over bath. Phone entry system. Brand new washer/dryer, fully renovated, new flooring and carpets and electrical upgrades. Allocated private parking space.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



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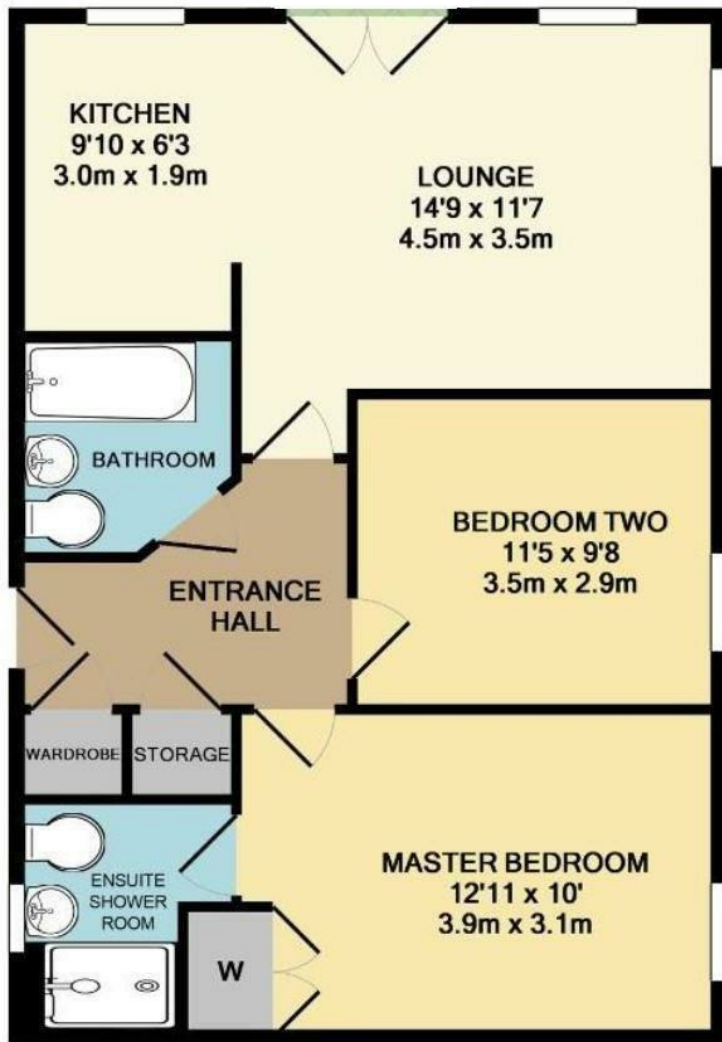
## KEY FEATURES

- CHAIN FREE
- 2 BED GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING
- BATHROOM
- MASTER BED WITH EN SUITE
- FITTED WARDROBES
- EPC RATING C
- COUNCIL TAX BAND C
- PARKING FOR ONE VEHICLE









**AGENTS NOTES**

Tenure: Leasehold

We understand the property is held on a lease of 999 years from 15th January 2006. We are advised that the service charge is £1,598.27 per annum with the ground rent £250 per year. There is a provision in the lease to double the ground rent every 20 years. The next review being 2026. This covers such items as external repairs, buildings insurance and cleaning of the communal areas.

Council Tax Band C, Leeds City Council

| 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>                            | 69                      | 78        |
| (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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