



HUNTERS[®]

HERE TO GET *you* THERE



High Royds Drive, Menston, LS29

By Auction £145,000



***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £145,000* BIDDING OPEN SHORTLY * FEES APPLY ***

A light & airy two double bedroom mid terrace property on the much sought after High Royds development and close to Menston village centre and all its amenities (including the train station). The accommodation, in brief, comprises an entrance hallway to the ground floor and to the first floor, there's a spacious living/dining/kitchen, a useful storage cupboard and a WC. To the second floor, are two double bedrooms and the bathroom. There is an allocated parking space to the rear and accessible under the archway is a useful lockable storage cupboard. The property comes to the market CHAIN FREE.

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. Leeds Bradford International Airport is only a short drive away. Covering a 200 acre site, this popular development offers a range of amenities, with sports grounds including a cricket pitch, two football pitches, tennis courts and paths for cyclists and walkers. Set on the edge of the beautiful Yorkshire Dales, the development boasts a lake and woodland with abundant wildlife.

The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. With village amenities available locally and further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.

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

- MID TERRACE HOUSE
- OPEN PLAN LIVING/DINING/KITCHEN
 - TWO DOUBLE BEDROOMS
 - USEFUL LOCKABLE STORAGE AREA
 - ALLOCATED PARKING SPACE
 - NO ONWARD CHAIN
 - POPULAR MENSTON LOCATION
- CLOSE TO AMENITIES (INCLUDING THE TRAIN STATION)
 - EPC RATING C





DIRECTIONS

From our Hunters offices in Otley, proceed 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 with the Hare & Hounds pub on right. After the crossroads take the second turning on your right into High Royds Drive. The house is located on the right hand side and can be identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

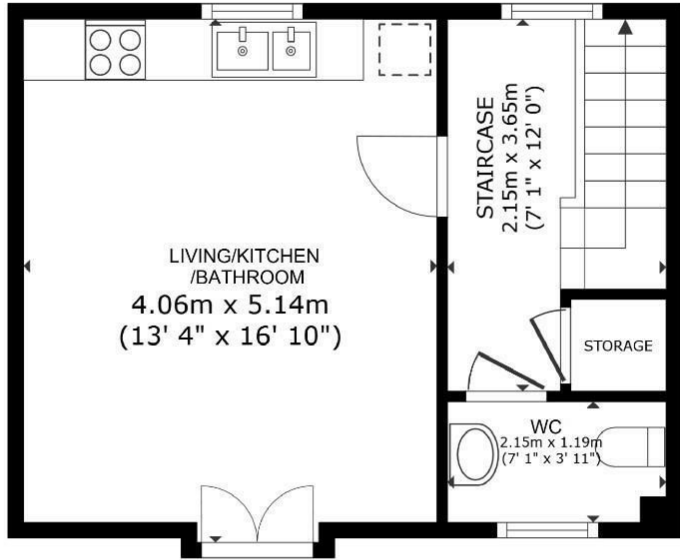
ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

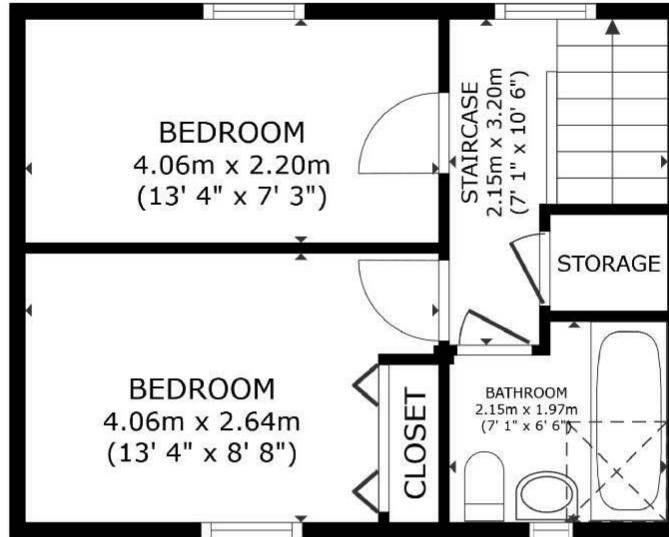
DISCLAIMER

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.



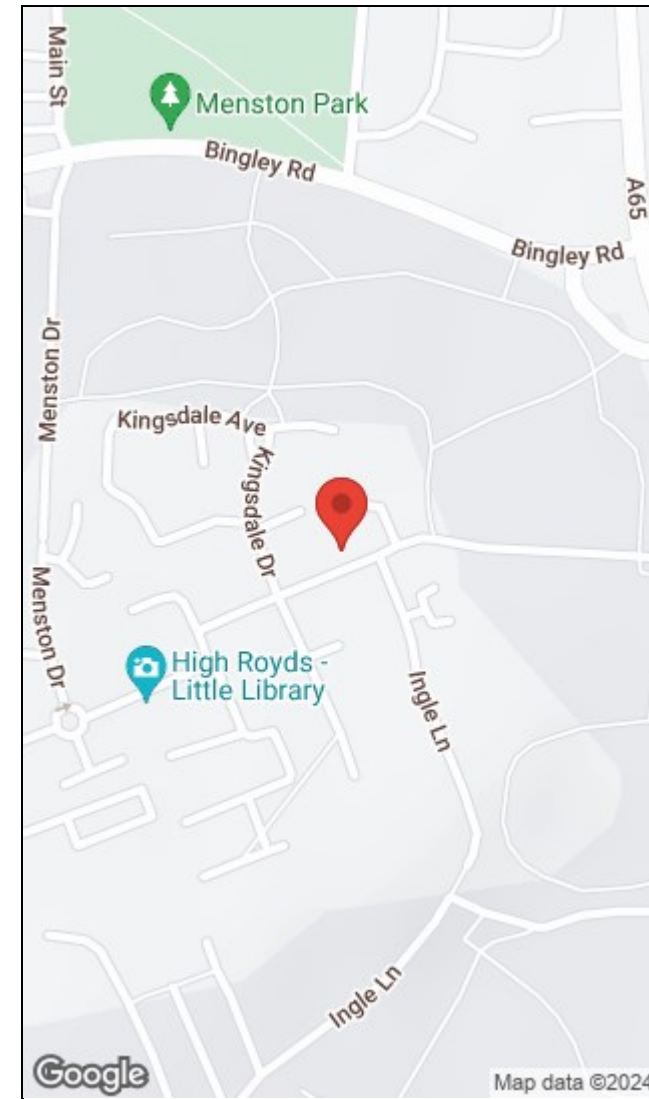


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 31.4 m² (338 sq.ft.) FLOOR 2 31.2 m² (335 sq.ft.)
 TOTAL : 62.6 m² (674 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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