



Bedale

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

2 2 1 C

# Norwood Drive, Menston, LS29

£300,000



A most attractive two bedroom duplex apartment located in the ever popular village of Menston. The property is tastefully decorated and has some lovely features such as high ceilings and beautiful big windows. On entering the property there is a generous entrance hall that leads to a lovely open plan living/dining room. Staying on this level, there is a spacious modern kitchen, a double bedroom with ensuite, a separate WC and a useful storage cupboard. The property also benefits from a mezzanine that offers a variety of use depending on the buyers needs . Upstairs, the master bedroom has that hotel feel to it with a freestanding rolltop bath, ensuite, and a walk-in designated wardrobe, a truly welcoming space to retreat to at the end of the day. Comes to the market with NO ONWARDS CHAIN.

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. 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. There is also a regular bus service that takes you directly to the Menston railway station.

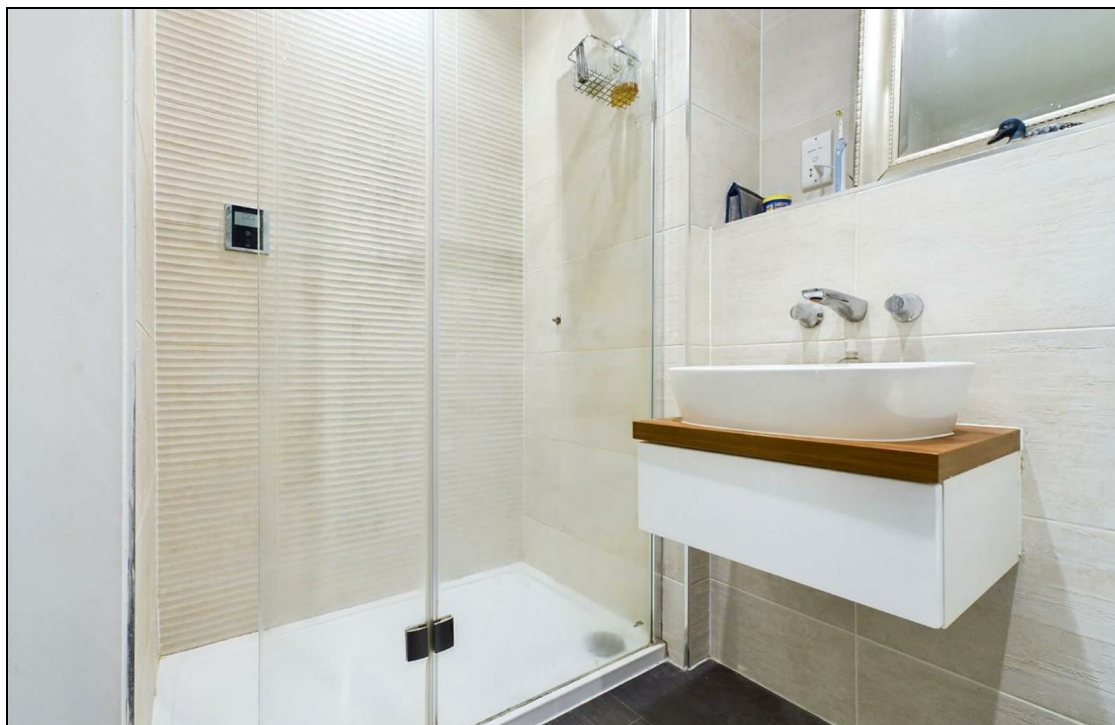
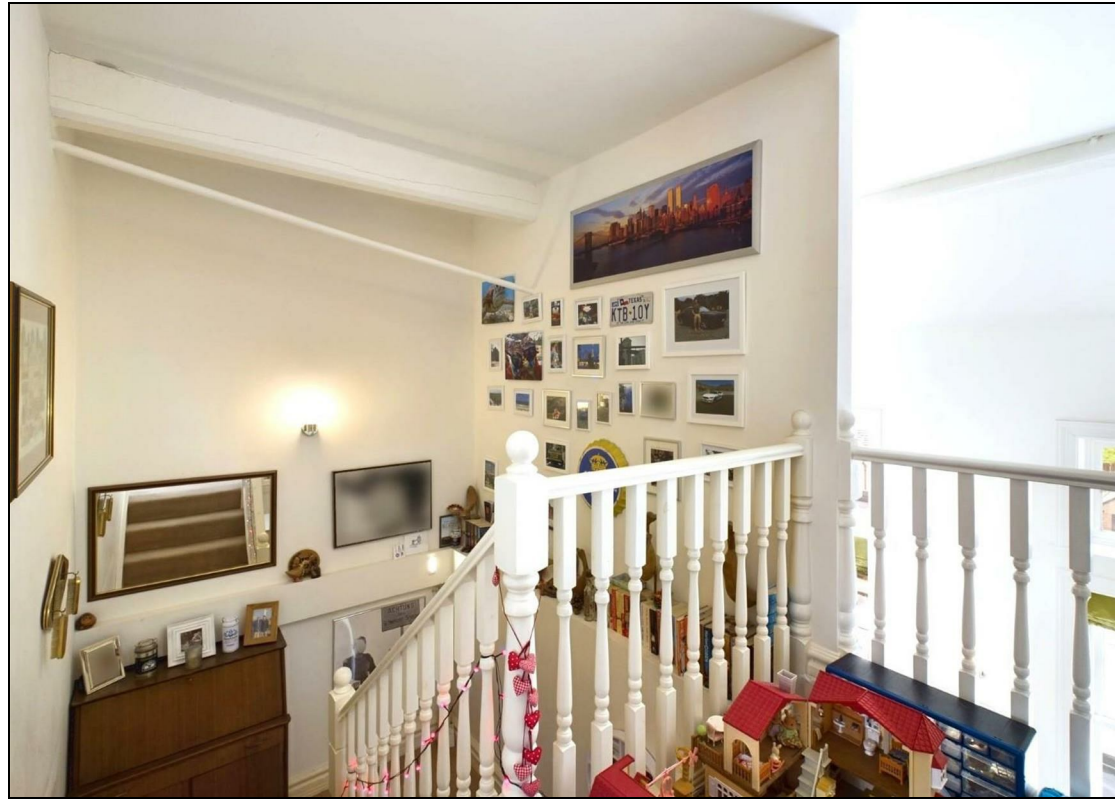
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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## KEY FEATURES

- BEAUTIFULLY PRESENTED DUPLEX APARTMENT
  - TWO DOUBLE BEDROOMS
  - ENSUITE FOR BOTH BEDROOMS AND A WC
  - SMARTLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND THE TRAIN STATION
  - PERIOD FEATURES
  - EPC RATING C
- TWO ALLOCATED PARKING SPACES
  - NO ONWARDS CHAIN







#### DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate turning left at the traffic lights onto Westgate. Continue straight ahead at the mini roundabout and then at the next roundabout take the second exit onto Bradford Road, continuing past The Fox pub and over the large crossroads. After the crossroads take the second turning on your right into High Royds Drive. At the roundabout take the second exit and continue, there is then a further roundabout at which you take the second exit again and continue up a slight hill and follow the road around until it becomes Guiseley Drive and then Bedale can be found on the left hand side.

#### AGENTS NOTES

Tenure: Leasehold

Council Tax Band D, Leeds City Council

#### TENURE

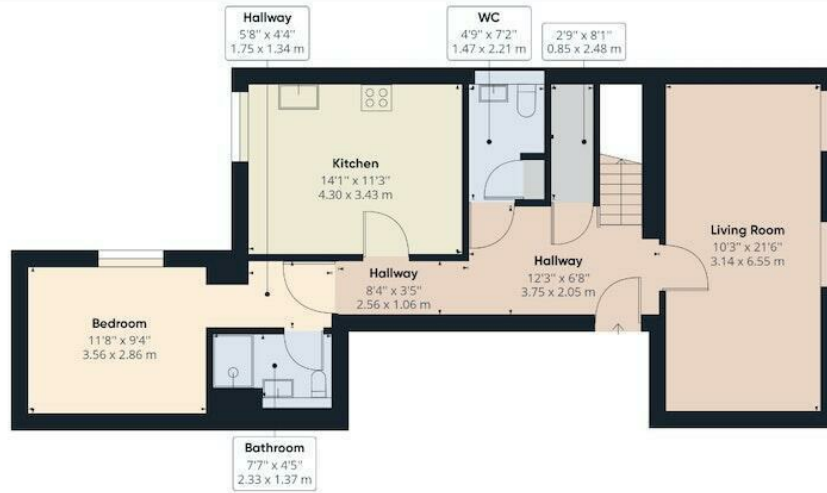
We have been informed by our client that the apartment is held on a 999 year lease from January 2006. The current annual service charge is £1600 and the ground rent is £250 per annum.

#### 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.



Approximate total area<sup>(1)</sup>

1135.03 ft<sup>2</sup>  
105.45 m<sup>2</sup>

Reduced headroom

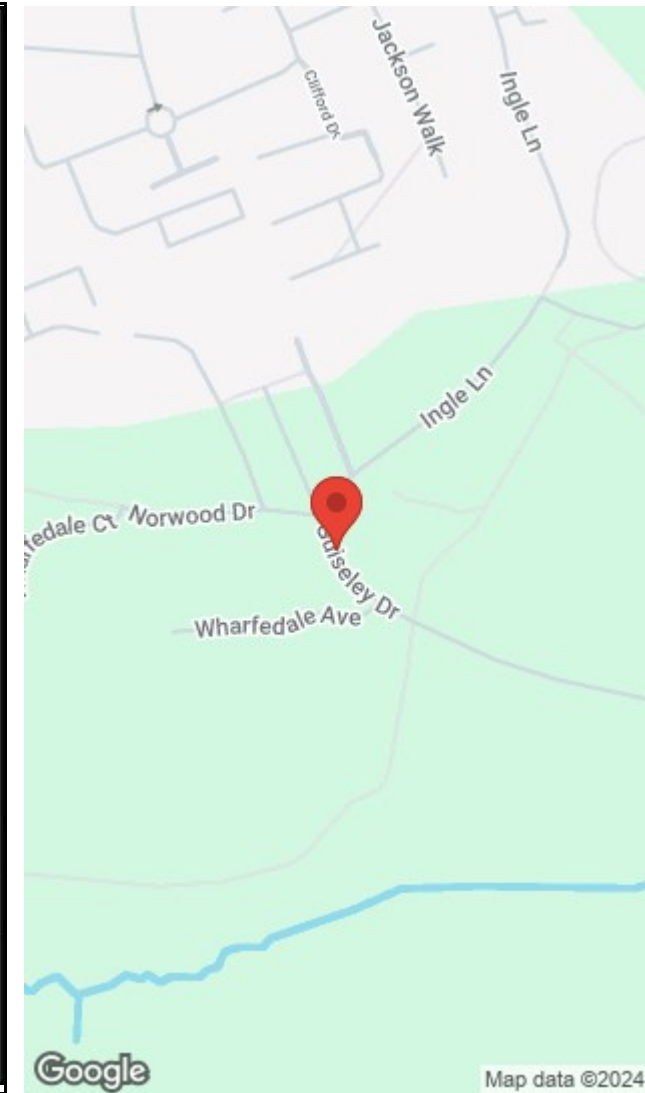
2.25 ft<sup>2</sup>  
0.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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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