



HUNTERS[®]
HERE TO GET *you* THERE

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Norwood Drive, Menston, LS29

Offers Over £225,000

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An immaculately presented two bedroom apartment set within the popular High Royds development and located on the top floor of a beautifully converted building, taking advantage of some truly stunning views. In brief, the accommodation comprises: welcoming entrance hall, a bright and airy open plan living space with a well equipped kitchen offering modern, high specification integrated appliances, a master bedroom cleverly re-configured to incorporate a walk-in wardrobe, an additional double bedroom and luxury house shower room. Externally, there are two allocated parking spaces and residents have access to the well-tended communal gardens. An impressive property which must be seen to be fully appreciated. The property 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. 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.

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



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KEY FEATURES

- ****360 3D VIRTUAL WALK-THROUGH TOUR****
 - TWO DOUBLE BEDROOMS
 - TOP FLOOR CONVERTED APARTMENT
- MASTER BEDROOM WITH WALK-IN WARDROBE
 - LUXURY HOUSE SHOWER ROOM
 - SPECTACULAR VIEWS
- POPULAR CHEVIN PARK DEVELOPMENT
 - EPC RATING B
 - NO ONWARDS CHAIN







ACCOMMODATION

The property has timber framed sealed unit double glazing and gas fired central heating throughout. There is an alarm system installed at the apartment.

GROUND FLOOR

Communal front entrance door leads into:-

COMMUNAL ENTRANCE HALL

Allows access to just three apartments with a staircase leading up to the upper floors.

SECOND FLOOR

Front entrance door to the apartment leads into:-

ENTRANCE VESTIBULE

Entryphone system, further entrance door leads into:-

PRIVATE ENTRANCE HALL

Radiator, ceiling coving, storage cupboard with coat hanging space, additional storage cupboard housing hot water cylinder.

LIVING/DINING ROOM

21'8" x 12'2"

Sliding sash windows to side elevation, three radiators, ceiling coving.

Open plan with:-

KITCHEN

12'0" x 8'1"

Sliding sash window to side elevation, radiator, inset ceiling spotlights, ceiling coving, range of contemporary fitted kitchen units at base and wall level with complementary worksurfaces and splashback tiling, undercabinet and plinth lighting, one and a half times stainless steel sink and drainer with mixer tap, eye level integral stainless steel electric oven, integral microwave, integral fridge freezer, four ring ceramic hob with extractor, integral washing machine, integral slimline dishwasher, wall unit housing central heating boiler.

BEDROOM ONE

12'2" x 9'6"

Sliding sash window to side elevation, radiator, ceiling coving, folding door to walk-in wardrobe having hanging rails and shelving.

BEDROOM TWO

12'3" x 9'4"

Sliding sash window to side elevation, radiator, ceiling coving, fitted wardrobes.

BATHROOM

Fully tiled having wall mounted ladder style radiator, inset ceiling spotlights, corner shower cubicle having thermostatic shower having fixed rain showerhead over and additional hand held shower attachment, wash hand basin set onto vanity storage unit, low level WC having concealed cistern.

OUTSIDE

Having allocated parking for two cars, access to the communal gardens and grounds.

TENURE

Ground Rent: £250.00 per annum

Annual service Charge: £2,020

Lease: Approximately 981 years remaining on the lease

AGENTS NOTES

Freehold

Council Tax Band C, Leeds City Council

DIRECTIONS

From our Hunters Otley offices on Kirkgate, 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. After the crossroads take the second turning on your right into High Royds Drive. Continue ahead, passing over a mini roundabout and proceeding straight on at the next larger roundabout. The road bears to the right, follow

it, and it subsequently bears to the left. Continue ahead and turn left as the road starts to bear once more to the right. Continue ahead down the hill for around 200 yards and Deepdale can be found on the right hand side.

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.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

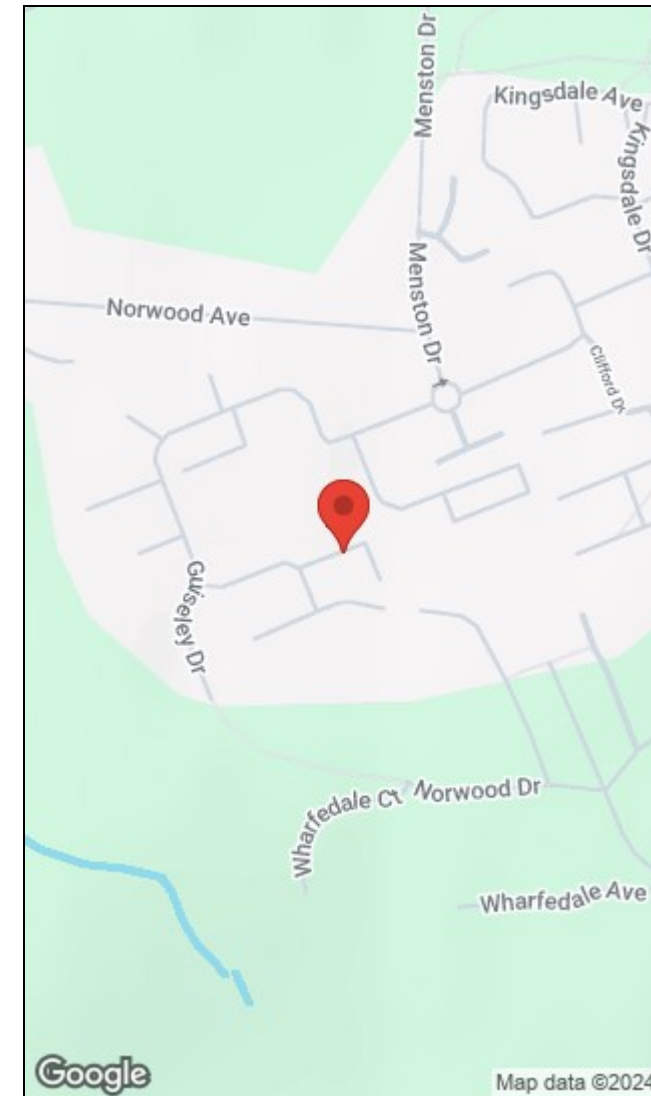
Deepdale, LS29

Approximate Gross Internal Area
80.8 sq m / 870 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID687871)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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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