



HUNTERS[®]
HERE TO GET *you* THERE

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Woodale House, Menston, LS29

£390,000



This charming three bedroom ground floor converted apartment combines character features with modern fixtures and fittings, and eclectically presented by the current owner, to create a lovely home. The property, positioned within the popular High Royds development, offers light and spacious accommodation and briefly comprises: a welcoming entrance hall, generous living space with direct access to the gardens and patio area, a separate modern fitted breakfast kitchen, two double bedrooms, one with an en suite shower room, and house bathroom and further bedroom used a dressing room. In addition, there are two allocated parking spaces and landscaped communal gardens to include sports facilities. One not to be missed!

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
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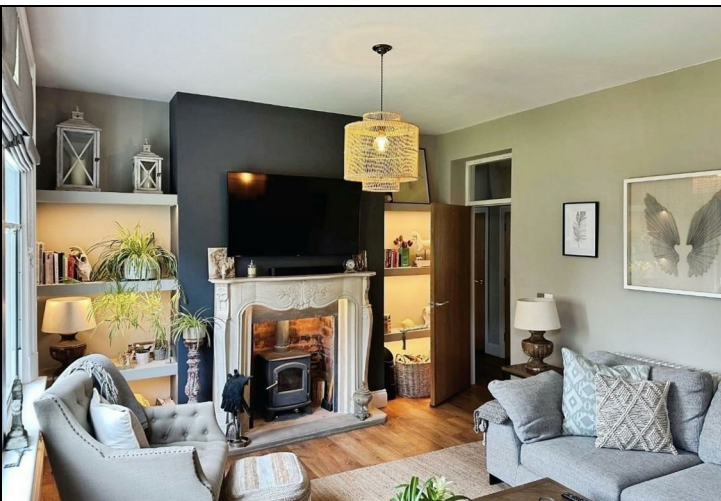


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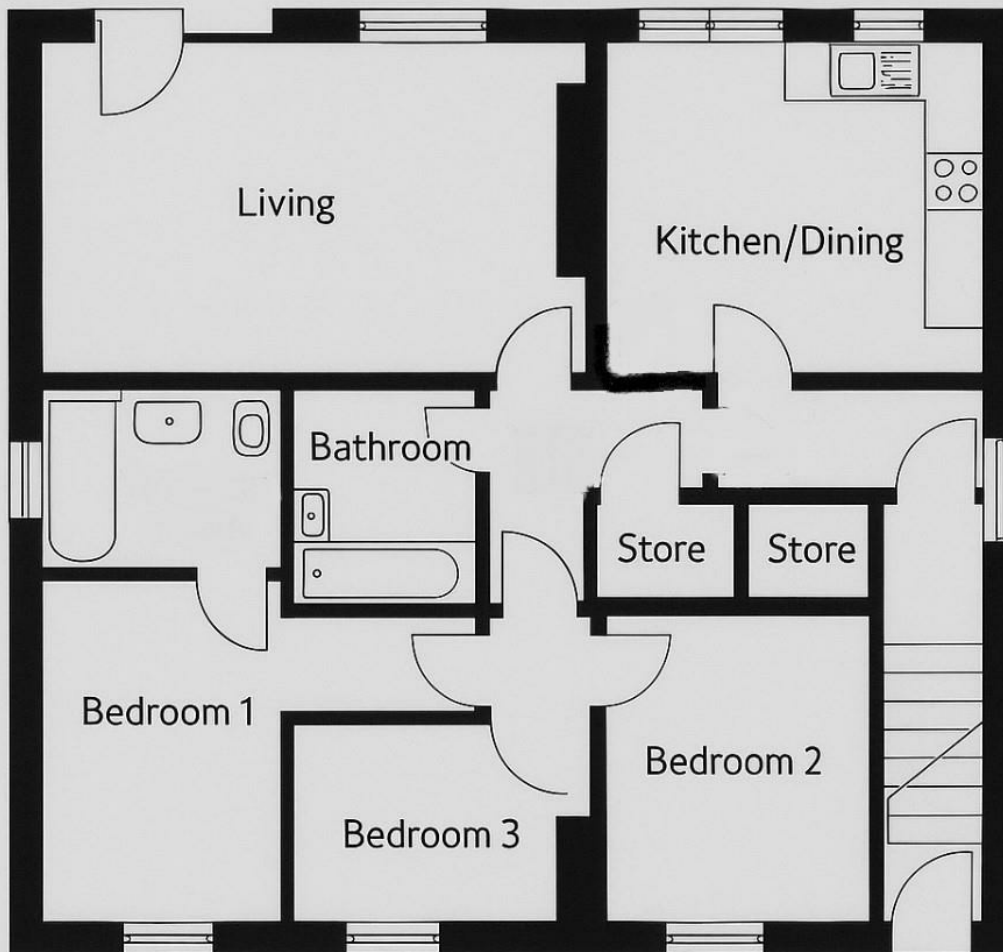


KEY FEATURES

- THREE BEDROOMS
- GROUND FLOOR CONVERTED APARTMENT
- CHARACTER FEATURES
- HOUSE BATHROOM AND EN SUITE
- LIVING ROOM & OPEN PLAN KITCHEN
BREAKFAST ROOM
- TWO ALLOCATED PARKING SPACES
- POPULAR HIGH ROYDS DEVELOPMENT
- EPC RATING TO FOLLOW







DIRECTIONS

From our Hunters Otley & Ilkley 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 Adlington apartments on right. After the crossroads take the second turning on your right into High Royds Drive. Continue over the mini roundabout and then turn left at the T junction, continuing into Clifford Drive. Woodale House is the converted building on the left hand side.

AGENTS NOTES

Tenure: Leasehold

We have been informed by our client the flat is held on a 999 year lease with 981 years remaining. The current service charge is £204.51 per calendar month which includes buildings insurance, and the ground rent is £250 per annum.

Council Tax Band D, Leeds City Council

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 £36 (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.

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.

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