



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

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# Jackson Walk, Menston, LS29

## £150,000



Buckden Court is one of the Grade II listed buildings which makes up the historic and highly sought after High Royds development. Having been built towards the beginning of the last century, the building was stylishly converted in 2007 and still boasts original features such as high ceilings and full height sash windows allowing this well presented two bedroom first floor apartment to create a light and spacious environment. The property briefly comprises open plan living room with stylish kitchen, double bedroom with en suite shower room, second double bedroom and a bathroom. The property sits within well maintained communal grounds and benefits from an allocated parking space, as well as additional visitors parking.

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.

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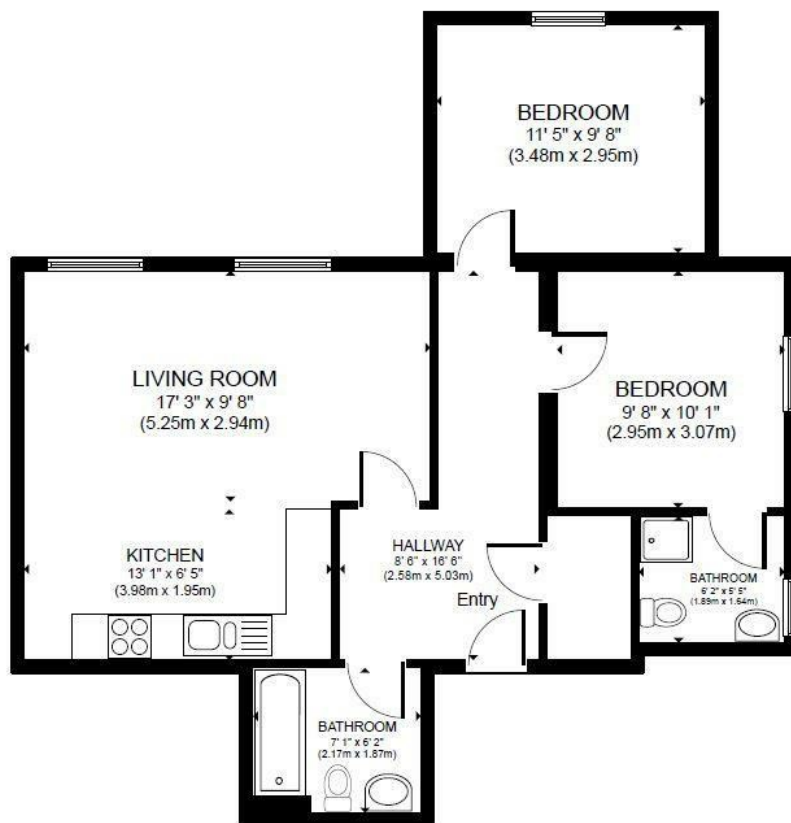
## KEY FEATURES

- SPACIOUS FIRST FLOOR APARTMENT
  - TWO DOUBLE BEDROOMS
  - HOUSE BATHROOM & EN SUITE
- OPEN PLAN KITCHEN / LIVING / DINING ROOM
  - FULL HEIGHT WINDOWS
  - RETAINING CHARACTER
  - ALLOCATED PARKING
  - 3D WALKTHROUGH TOUR
    - EPC RATING D
    - NO ONWARDS CHAIN









**FLOOR PLAN**

FLOOR AREA 693 SQ.FT. (64.3 SQ.M.) APPROX

TOTAL FLOOR AREA 693 SQ.FT. (64.3 SQ.M.) APPROX

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters Otley offices on Kirkgate, continue 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. Then take the second left into Jackson Walk at the mini roundabout, Buckden Court can be found on the left hand side.

## AGENTS NOTES

We understand the property to be Leasehold with the balance of a 999 year lease from 1st January 2006. The current annual service charge is £2454.12 and the ground rent is £250 per annum. The service charge includes buildings insurance, maintenance of grounds including walking trails, tennis courts and duck pond. The property includes an allocated off street parking space. At the current asking price the gross annual yield is just over 7%.

Council Tax Band C, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(56-68) <b>D</b>	65	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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