



CORNERSTONE

37 High Royds Drive, Menston, Ilkley, Leeds, LS29 6QP



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37 High Royds Drive

£265,000

Cornerstone is delighted to present for sale this luxury, spacious three-bedroom duplex apartment with a garage and no chain.

In our opinion, this apartment is in excellent condition. It has a light and airy ambience with generous, spacious accommodation of around 1,150 square feet set over two floors. The apartment is situated on the top floor and the floor below (3rd floor) of this modern and stylish building. The property has a courtyard to the rear of the building offering resident parking and giving access to the apartment's private garage.

This beautiful development, known as the Chevin Park Development is set in approximately 200 acres of parkland and is perfect for those who enjoy countryside walks and even tennis with its two tennis courts.

It is located in Menston between Ilkley and Otley. Menston is a thriving and popular village with a good community. It has a good range of everyday amenities including local shops, a post office, doctor's surgery and dental surgery, a pharmacy, excellent schools, sporting facilities, a fantastic park and a number of pubs. The village has a train station with regular services to the city centres of Leeds and Bradford, making it an ideal for a commuter.

To access the property you enter into a secure communal hallway. It can be accessed via an intercom system and steps lead up to the apartment.

The apartment comprises a commanding hallway with access to a useful storage cupboard and a second cupboard that houses the water cylinder. The hallway leads to an impressive open-plan sitting room & dining room with a Juliet balcony, kitchen, utility room/W.C. and the staircase to the first floor.

The first floor comprises a landing which leads to the principal bedroom with en suite, double bedroom two, bedroom three and family bathroom.

To conclude this is a stunning apartment in a brilliant location.

Communal Hall & Staircase

The communal hallway and staircase can be accessed from the front and rear of the building. The building benefits from a telephone intercom system for easy and secure entry. The apartment is found on the third floor.

Apartment Hallway

When entering the apartment you step into a spacious and neutrally decorated hallway that leads to the open plan sitting room & dining room, kitchen, utility room/W.C. and the staircase to the first floor. The hallway benefits from a storage cupboard and a second cupboard that houses the hot water cylinder.

Kitchen

A lovely kitchen that comprises ample lower and upper-level cupboards with contrasting black worktops with lighting above. The kitchen appliances include an integrated oven, a ceramic hob with an extractor above, an integrated fridge/freezer and a dishwasher. The kitchen has access to the dining room and hallway. A double-glazed window above the sink offers a pleasant view.

Open Plan Sitting Room & Dining Room

A stunning, spacious open-plan sitting room & dining room that offers lovely dual-aspect panoramic views. This space has a Juliet balcony and inset spotlights to the ceiling. The dining room is ideal for entertaining and perfect for family meals.

Utility Room/W.C.

A spacious utility room/W.C. There is a cupboard with a worktop above, below the worktop there is also space for a washing machine and space for a tumble dryer. A toilet and wash basin also exist.

Landing

A neutrally decorated landing leads to the principal bedroom with en suite, double bedroom two, bedroom three and the family bathroom. The landing has access to a loft above.

Principal Bedroom & En Suite

A stunning principal bedroom with a Juliet balcony and two integrated wardrobes. The principal bedroom has a spacious en suite which comprises a shower, pedestal wash basin and a toilet.

Double Bedroom Two

A neutrally decorated double bedroom with dual-aspect windows.

Bedroom Three

A modern and neutrally decorated bedroom.

Family Bathroom

A spacious family bathroom that comprises a bath, corner shower cubicle, pedestal wash basin, toilet and an electric chrome towel radiator.

IMPORTANT INFORMATION

No Chain

TENURE - LEASEHOLD - TERM - 999 years from the 1st January 2006.

Service Charge & Buildings Insurance - £1,620.00 per annum.

Ground Rent - £250 paid annually and reviewed every twenty years. Next review 2026, we understand it will increase to £500.00 per annum.

Council Tax Band E.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering check on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

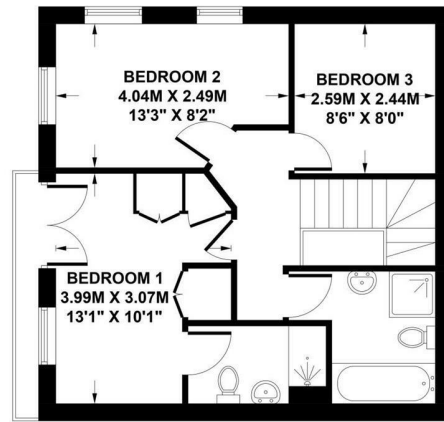
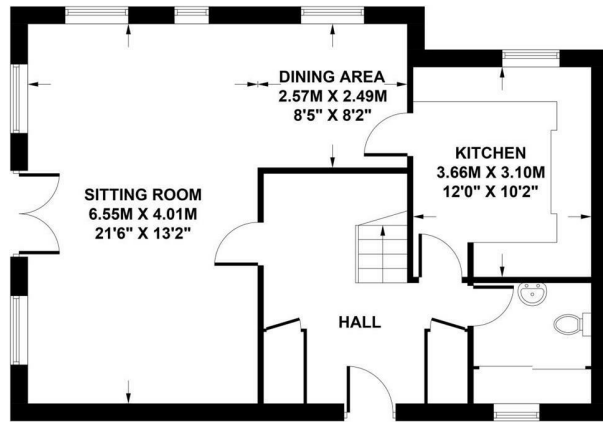
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.



5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

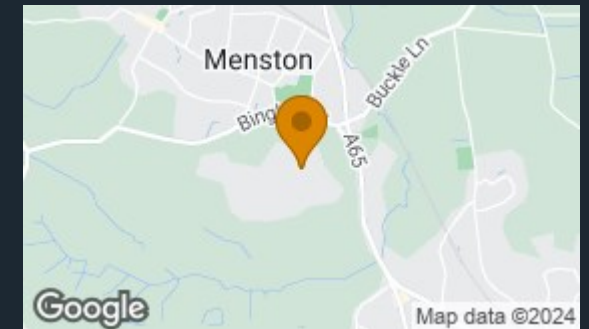
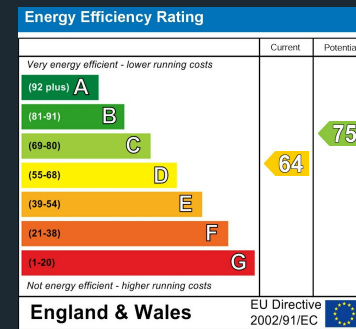


37 HIGH ROYDS DRIVE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 1091183)

Local Authority
Leeds City Council

Council Tax Band
E





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