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High Royds, Menston, Two Bedroom Apartment , **£299,950**

Sought After High Royds Development : Private Outside Space and Entrance : Large and Sunny Positioned Garden/Patio Area : Spacious with Lots of Storage and Tall Ceilings : Large 'L' Shape Living Kitchen Diner : Two Double Bedrooms : En-Suite and Main Bathroom : Two Allocated Parking Spaces : Available For Sale with No Chain

PROPERTY DETAILS

Welcome to this spacious and elegant professional apartment, where sophistication meets comfort in a larger than average two-bedroom apartment. Situated within the desirable High Royds development, this residence exudes timeless charm, boasting tall ceilings, an attractive solid wood front door, and ample storage space throughout.

Hidden away from the communal areas, step inside through your private entrance hall and follow the grand staircase to the first floor landing where you are greeted by the expansive open-plan living area, elegantly 'L' shaped for versatile use. The modern kitchen seamlessly integrates into this inviting space, adorned with large windows that flood the area with natural light, creating a bright and welcoming ambiance. Whether entertaining guests or enjoying quiet evenings in, this dynamic layout offers both functionality and style.

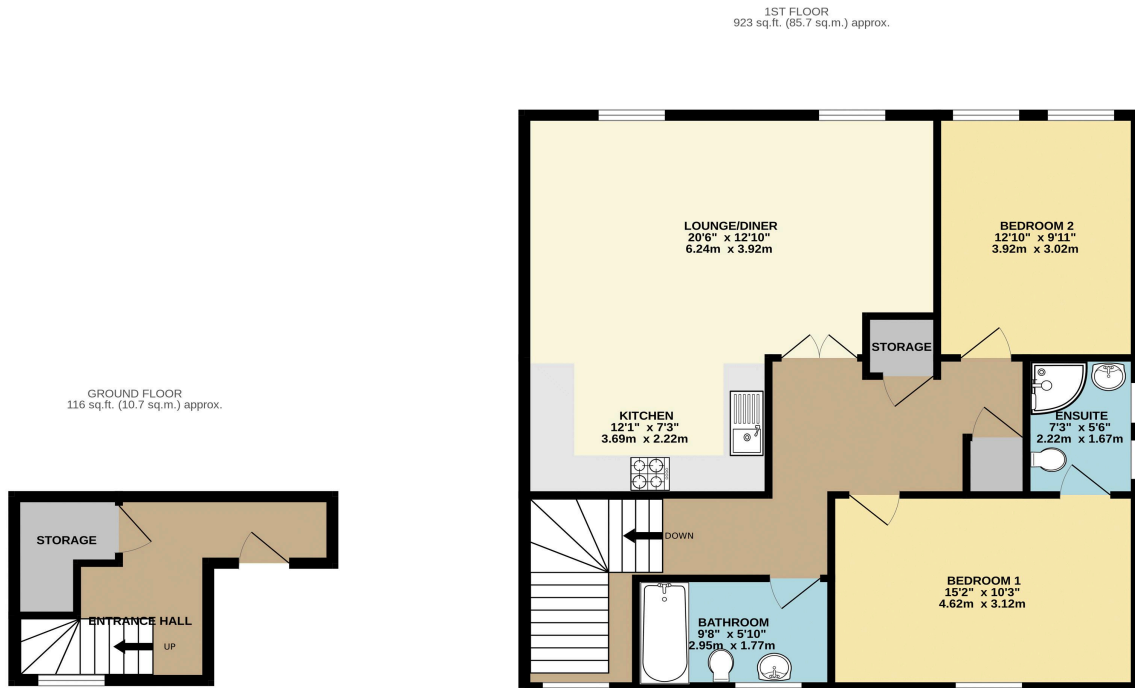
The master bedroom serves as a luxurious retreat, complete with its own en-suite for added comfort and convenience. A second double bedroom provides flexibility for guests or personal use, while the sleek house bathroom features contemporary finishes and ample comfort for relaxation.

Outside, the property boasts a large and well-stocked private garden/patio area which is a sun trap during the warmer months, ideal for entertaining guests or simply unwinding in the serene surroundings. Residents of the High Royds development can also enjoy the convenience of allocated parking, tranquil landscaped gardens, and various sports facilities, catering to a range of lifestyles. With scenic paths for exploration nearby, there's always an opportunity to connect with nature and enjoy outdoor activities.

Strategically located between Ilkley and Guiseley, with Menston village just moments away, this apartment offers effortless commuting to Leeds, Bradford, or Ilkley. Additionally, its proximity to Leeds Bradford International Airport adds further convenience for travellers.

Embrace the allure of High Royds, where modern living seamlessly blends with natural beauty, offering a lifestyle of distinction and ease. With no chain to hold you back, seize the opportunity to make this exceptional apartment your own and elevate your living experience.

FLOOR PLANS



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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