



Apartment 8

Marlborough Court | Bradford Road | Menston | LS29 6DD

£199,950

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WHITE
Trusted Estate Agents

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This ground floor apartment has been meticulously renovated by our client to include new windows, kitchen, shower room, decorations and flooring. The property occupies a convenient location within a short stroll of the train station and Sainsburys convenience store.

The accommodation comprises; Smart Communal Entrance, private entrance hall, sitting room, kitchen, three bedrooms and shower room. Smart lawned communal gardens and garage.

- Ground floor
- Immaculate condition
- Close to a train station
- Three bedrooms
- Garage and parking
- Chain Free

With Upvc double glazing throughout, electric heating and USB charging sockets

Communal Entrance

With an intercom entry system.

Entrance Hall

Wall mounted entry system, wood effect flooring, cupboards housing the consumer unit and a further useful shelved cupboard. Airing cupboard housing the hot water cylinder. Spot lights to the ceiling.

Sitting Room

14'67 x 11'41 (4.27m x 3.35m)

With a window to the front elevation enjoying views across towards open countryside. Wood effect flooring.

Kitchen

A recently upgraded kitchen with a range of contemporary wall and base units with coordinating work tops and up stands. A range of integrated appliances to include a Whirlpool eye level oven, ceramic hob, stainless steel extractor hood, fridge, freezer, slimline dishwasher, plumbing for a washing machine and a 'sweeps vac'. One and a half bowl stainless steel sink and mixer taps over. A window to the front and side elevation. Wood effect flooring.



A very smart three bedroomed ground floor apartment with communal gardens and garage.

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Bedroom One

39'4" x 32'9" x 26'2" x 22'11" (12'10 x 8'07)

With a window to the rear elevation.

Bedroom Two

8'21 x 7'7 (2.44m x 2.31m)

With a window to the rear elevation, a built in single wardrobe and wood effect flooring.

Bedroom Three

8'42 x 5'91 (2.44m x 1.52m)

With a window to the rear elevation, spotlights to the ceiling and wood effect flooring. This room has extra sockets and wiring for computers.

Shower Room

9'35 x 5'19 (2.74m x 1.52m)

Having a double walk in shower cubicle, wall mounted vanity sink unit, WC, tiling to the floor and wall area, chrome towel rail and spotlights to the ceiling.

Garage

A useful garage space accessed via an up and over door

Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford. It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

Tenure

Leasehold with a 999 year lease commencing from 5/5/1969. Service charges £900.00 per annum and Ground rent £15.00 per annum

Council Tax

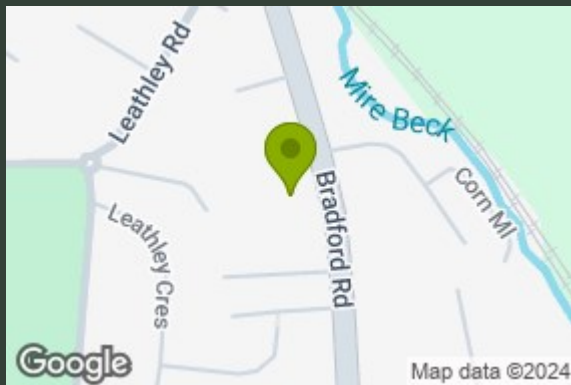
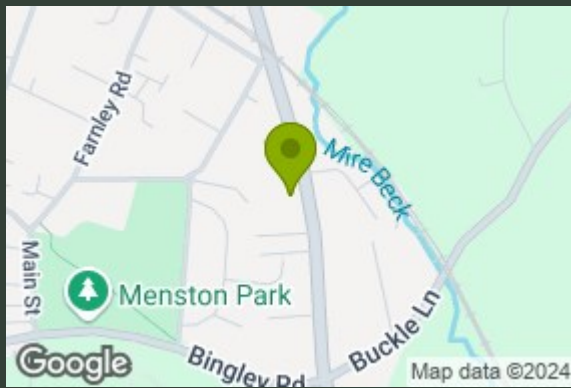
City of Bradford Metropolitan District Council Tax Band C

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

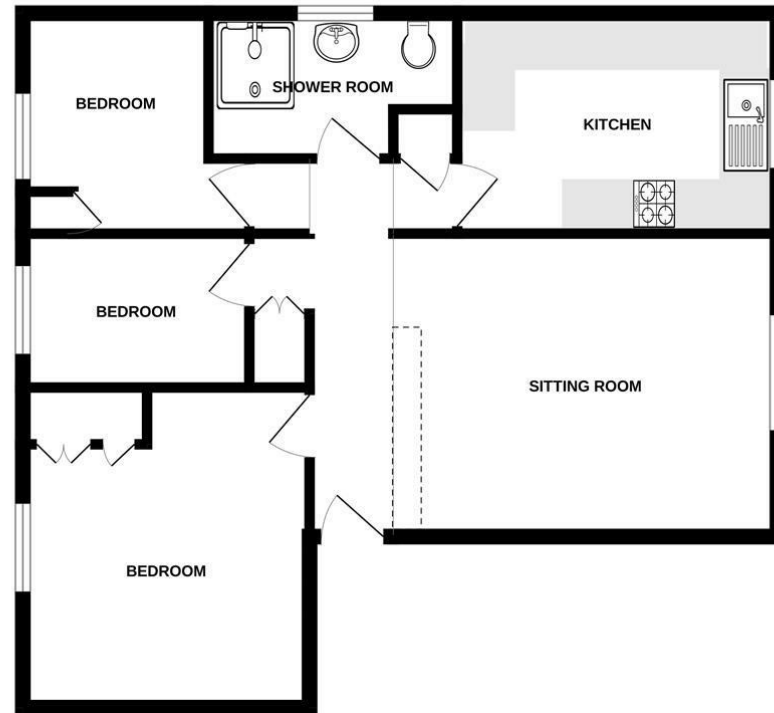
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

Please Note

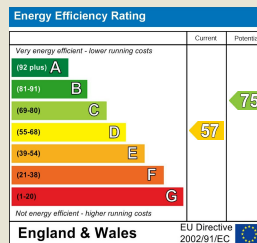
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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