



Clifford Drive | | LS29 6FZ

Asking price £299,950

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# 1 Borrowdale Court

Clifford Drive |

| LS29 6FZ

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A stunning and substantial ground floor apartment forming part of a handsome Grade II listed building that is situated at the heart of this sought after development that offers vast recreational grounds featuring mature woodland, lawned gardens and tennis courts.

- Two Double Bedrooms
- Two Bathrooms
- Spacious Living Area With Adjoining Dining Kitchen
- Two Allocated Parking Spaces
- Access To Vast Recreational Grounds
- Useful External Store

With gas central heating, the accommodation comprises:

## Ground Floor

### Communal Entrance

A secure communal entrance with telecom entry system.

### Private Entrance Hall

13'8 x 4'7 (4.17m x 1.40m)

An inviting entrance hall with wood panelled walls and a useful cloaks cupboard.



Appointed to a high standard throughout, this charming home is located within walking distance of Menston village centre.



### Living Area

20'6 x 18'7 (6.25m x 5.66m)

A generous living area featuring large windows to three sides, wood panelled walls and a pillar.

### Dining Kitchen

13'7 x 11'0 (4.14m x 3.35m)

Adjoining the living area, the spacious dining kitchen provides ample space for a table and chairs.

Comprising an extensive range of base and wall units with coordinating granite work surfaces and concealed lighting. Integrated appliances include an oven, microwave, fridge, freezer, dishwasher and an instant boiling water tap.

### Principal Bedroom

12'4 x 11'11 (3.76m x 3.63m)

A superb double bedroom with wood panelled walls and a large window that provides an outlook over a lawned garden area.

### Dressing Room

7'10 x 7'0 (2.39m x 2.13m)

Featuring a range of wardrobes and fitted shelves. Leading to:

### En Suite

9'1 x 8'2 (2.77m x 2.49m)

Smartly appointed and comprising a walk-in shower, hand wash basin, w.c. and windows to two sides.

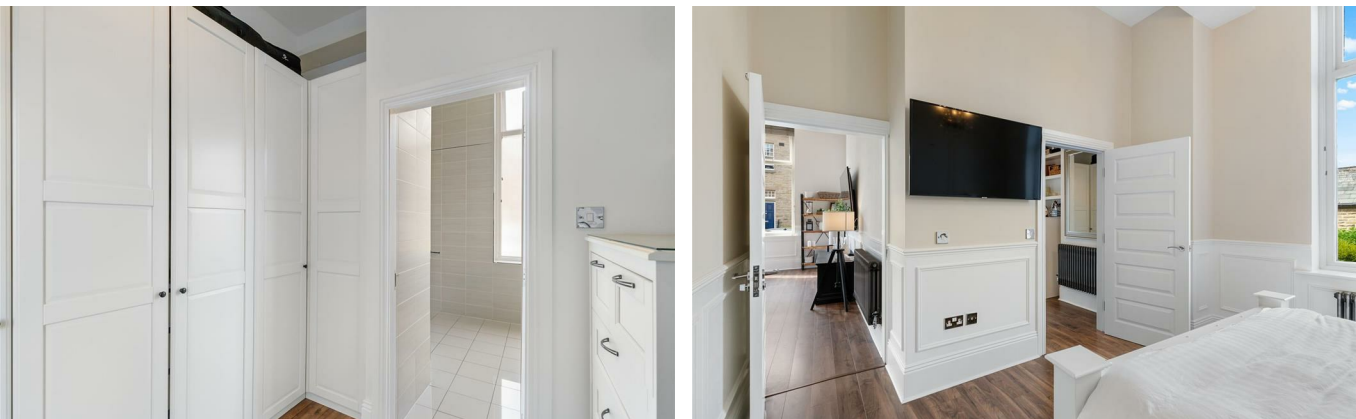
### Bedroom

14'5 x 9'0 (4.39m x 2.74m)

A second double bedroom including a lovely dual aspect and wood panelled walls.









## Bathroom

8'0 x 5'2 (2.44m x 1.57m)

Including a bath with shower over, hand wash basin, w.c. and a heated towel rail.

## Outside

## Parking

The apartment includes two allocated off-street parking spaces. Further visitor parking is available.

## External Store

9'6 x 6'11 (2.90m x 2.11m)

Located within a brief stroll of the apartment is a secure, sizeable external store.

## Tenure

We understand the property is held on a 999 year lease dated from 2006 with an annual ground rent of £250.00.

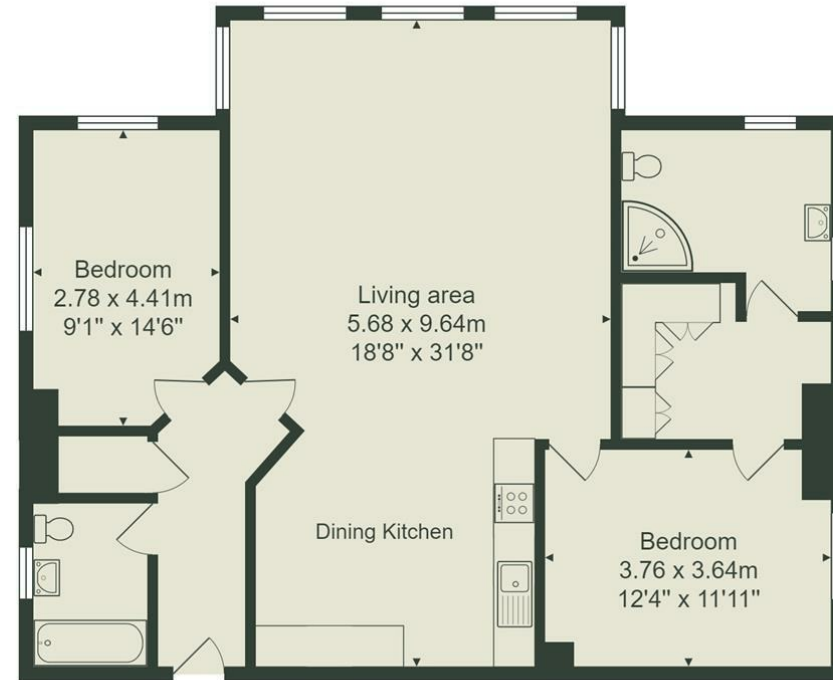
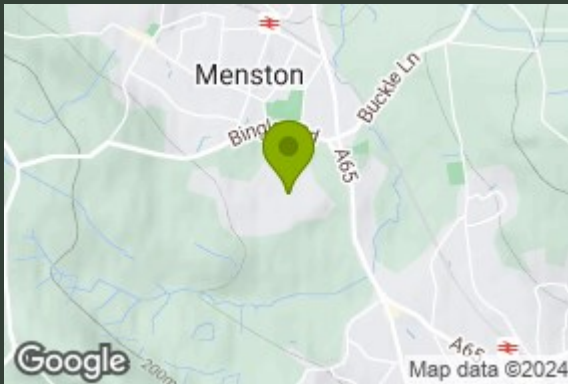
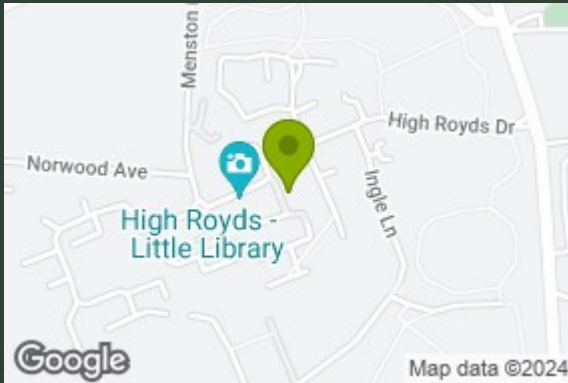
## Service Charge

We are informed the current service charge amounts to £168.00 per month.



Borrowdale Court is a Grade II listed building bursting with character and charm.





Total Area: 104.2 m<sup>2</sup> ... 1121 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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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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