



Bradford Road Menston | Menston | LS29 6DD

Asking price £175,000

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Trusted Estate Agents

9 Marlborough Court

Bradford Road | Menston

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Asking price £175,000

A delightful two bedroomed apartment located on the first floor of this highly-regarded, purpose-built development featuring a private East facing balcony, garage and access to beautifully kept communal grounds.

- Two Bedrooms
- Spacious Sitting Room
- Private South West Facing Balcony
- Garage
- Access To Lawned Communal Gardens
- Convenient Location

With electric heating, the accommodation comprises:

Ground Floor

Communal Entrance

A secure communal entrance with stairs leading to the upper floors.

First Floor

Private Entrance Hall

15'2 x 3'3 (4.62m x 0.99m)

Including a linen cupboard housing the water cylinder.

Sitting Room

14'10 x 11'5 (4.52m x 3.48m)

Including a feature fireplace with marble surround and hearth and enjoying a beautiful outlook towards open fields. A glazed door leads to:

Balcony

A private, covered East facing balcony offering the perfect place to enjoy the evening sunshine.



Occupying a convenient position on the edge of Menston village, the apartment enjoys a pleasant outlook towards open fields while Marlborough Court provides residents with ample off-street parking.



Kitchen

9'3 x 8'5 (2.82m x 2.57m)

Comprising a good range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include an oven, grill, four ring electric hob with hood over, fridge/freezer and plumbing for a washing machine. Windows to two sides.

Bedroom

11'5 x 10'10 (3.48m x 3.30m)

A double bedroom providing an outlook over the rear communal gardens.

Bedroom

9'4 (plus entry recess) x 8'4 (2.84m (plus entry recess) x 2.54m)

With a window to the rear elevation, again overlooking the communal gardens.

Bathroom

7'5 x 5'4 (2.26m x 1.63m)

Comprising a bath, hand wash basin, w.c and a window to the side elevation.

Outside

Garage

A useful garage accessed via an up and over door.

Communal Grounds

Marlborough Court is surrounded by well-kept lawned communal gardens featuring mature trees and shrubs.

Tenure

Leasehold with the balance of a 999 year lease commencing from 5/5/1969.

Service Charge

Service charges £900.00 per annum and Ground rent £15.00 per annum.

Please Note

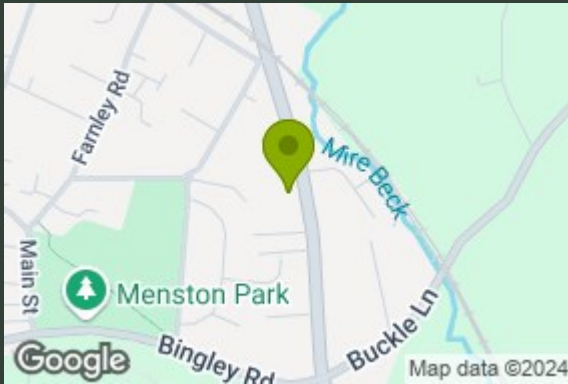
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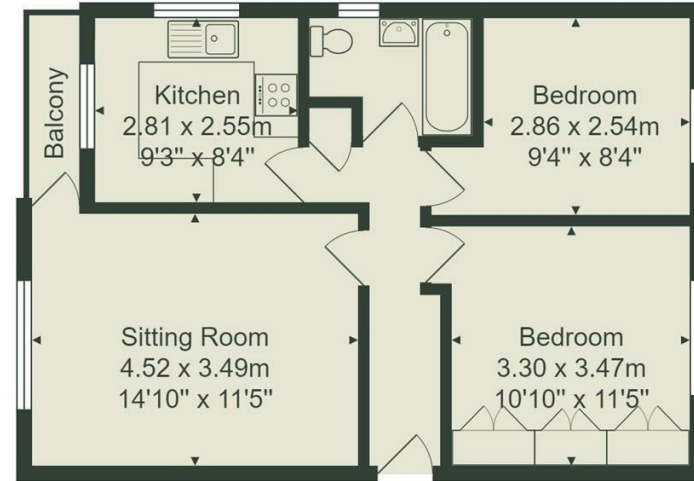
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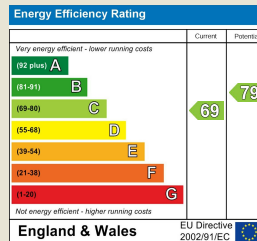


Total Area: 63.0 m² ... 678 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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