



# 12 BUCKDEN COURT JACKSON WALK MENSTON LS29 6AJ

**Asking price £185,000**

## FEATURES

- Smartly Presented First Floor Apartment
- Well-Equipped Kitchen With Integrated Appliances
- Another Good Sized Double Bedroom & Smart Bathroom
- Terrific High Ceilings Giving The Property A Light And Airy Feel
- Ideal Opportunity For A Variety Of Purchasers Including Couples & First Time Buyers
- Superb Open Plan Living Area Apartment
- Generous Master Bedroom With En-Suite Shower Room
- Allocated Parking Space and Use Of The Extensive Communal Grounds
- Leasehold With The Remainder Of A Long Lease (999 Years From 1/1/2006)
- Set Within Approx 200 Acres Of Park And Woodland That Includes Leisure Facilities



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ESTATE AGENTS

# Smartly Presented Two Bedroomed First Floor Apartment

## Menston

Buckden Court forms part of the High Royds development, a much acclaimed scheme set within grounds of approximately 200 acres of park and woodland that includes mature landscapes with scenic views, ponds, cricket pitch, tennis courts and bridleways. The location is perfect for those that enjoy outdoor pursuits with access to additional neighbouring countryside nearby. This popular development is on the fringe of the sought after village of Menston, which is a thriving village with local shops and its own railway station providing regular services and a comfortable commute to Leeds, Bradford and Ilkley. The property is in the catchment for excellent local primary and secondary schools.

## The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Communal Entrance

With stairs up to the first floor.

## First Floor

### Private Entrance Hall

Having a entry phone system, radiator, recessed spotlights, useful store cupboard and airing cupboard housing the hot water cylinder and central heating boiler.

### Open Plan Living Area 18'8" x 17'11" (5.69m x 5.46m)

A terrific open plan living space with high ceilings giving a light and airy feel comprising of a living area and kitchen.

### Living Area

A great space with window to the front elevation, two radiators and adjoining:

### Kitchen

With a range of base and wall units incorporating cupboards and drawers, under unit lighting and coordinating work surfaces having a tiled splash back. Inset

stainless steel one and a half bowl sink unit with mixer tap, integrated appliances including a fridge/freezer, dishwasher, washing machine and electric oven having a ceramic hob with stainless steel hood over. Recessed spotlights and vinyl flooring.

### Bedroom 1. 15'4" x 9'11" (4.67m x 3.02m)

A generous bedroom with two windows to the rear elevation enjoying an attractive outlook onto the communal gardens. Delightful high ceiling with radiator and en-suite off.

### En-Suite Shower Room

With a white three piece suite comprising a tiled shower stall, pedestal wash basin and low suite w.c. Part tiled walls, recessed spotlights and radiator.

### Bedroom 2. 12'10" x 10'1" (3.91m x 3.07m)

Another good sized double bedroom again benefiting from the lovely high ceilings with radiator and window to the side elevation.

### Bathroom

A smart bathroom with a panelled bath having a shower over, low suite w.c and pedestal wash basin. Part tiled walls, recessed spotlights and radiator.

### Outside

The apartment comes with an allocated parking space and is situated in extensive communal grounds which boast a range of leisure amenities including tennis courts, cricket and football pitches and maintained bridleways ideal for walking.

### Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 999 year lease which commenced on the 1st January 2006, so approximately 980 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £2,448 per annum.

MANAGEMENT COMPANY: Trinity (Estates) Property Management Limited, Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire, HP2 7DN

SERVICES: Mains water, drainage and electricity are installed.

PARKING: Private Allocated Parking Space With Additional Visitor Parking Spaces Available



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### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 204 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Council Tax Leeds

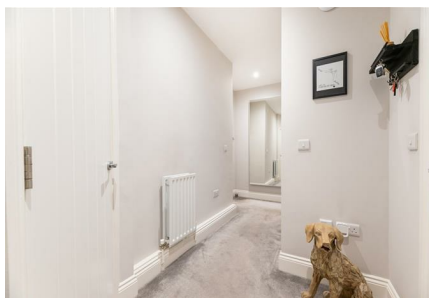
Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm



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### **Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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.



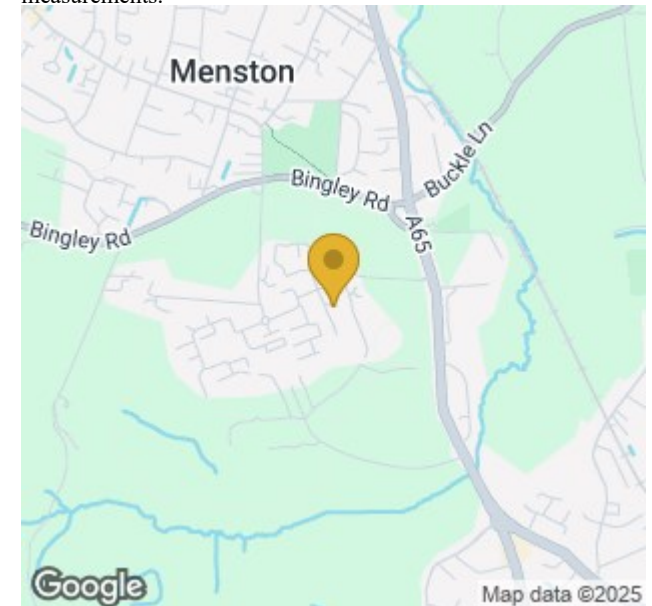
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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010  
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