









welcome to

Kingsdale Drive, Menston ILKLEY

A two bedroom ground floor apartment in the popular residential area of Highroyds in Menston close to two train stations and the local amenities of Guiseley and Menston. Ideal for first time buyers, investors or someone looking to downsize. Neutral decor throughout with modern open plan living.













Entrance Hall

Enter using a telecom entry system into the hall where there is a telephone point, electric heater, two built in storage cupboards and a window to the rear. There is fast AVG Speed Fibre broadband 130-300 ideal for those that work from home.

Lounge

16' 3" x 10' 6" (4.95m x 3.20m)

The lounge is light and airy with an open plan arrangement with the kitchen, having an electric heater, French door to the front with feature Juliet balcony and a window to the side.

Kitchen

10' 5" x 6' 7" (3.17m x 2.01m)

The kitchen is open to the lounge offering a range of wall and base units with work surfaces over incorporating a sink, drainer and hob with extractor hood above. There is an integrated electric oven, spaces for a washing machine and full height fridge freezer, laminate flooring and a window to the rear.

Bedroom One

12' 11" x 9' 11" Into recess & inc wardrobes (3.94m x 3.02m Into recess & inc wardrobes)
Positioned to the rear elevation with fitted wardrobes, TV aerial point, five useful sockets, electric heater, carpet flooring and a window to the rear.

Bedroom Two

10' 6" x 6' 4" Plus recess (3.20m x 1.93m Plus recess) Positioned to the front elevation this room is ideal as a bedroom or room to work from home, with an electric heater and a window to the front.

Bathroom

With tiling to splash areas and comprising of a bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail and a window to the rear.

Allocated Parking

There is one allocated parking space directly outside the kitchen window.





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- Two Bedroom Ground Floor Apartment
- Allocated Parking Space
- Open Plan Living
- Juliet Balcony
- Long Lease

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£150,000

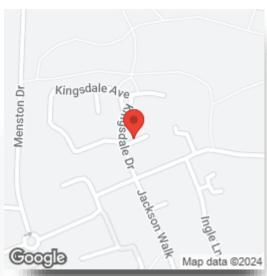


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Property Ref: YEA106464 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property





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