



Kingsdale Drive, Menston ILKLEY LS29 6QN

welcome to

Kingsdale Drive, Menston ILKLEY

Ideal for first time buyers, investors or someone looking to downsize. 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, with neutral decor throughout and 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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Kingsdale Drive, Menston ILKLEY

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106464 - 0010

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