



# Buckden Court, Menston

£189,950

Dale  
Eddison





# 10 Buckden Court

## 1 Jackson Walk, Menston LS29 6AJ

A BEAUTIFULLY PRESENTED TWO BEDROOMED GROUND FLOOR APARTMENT OFFERING LIGHT AND AIRY ACCOMMODATION ENJOYING HIGH CEILINGS CONVENIENTLY SITUATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Forming part of an imaginative development of high quality houses and apartments in a lovely parkland setting between Menston and Guiseley, this impressive ground floor apartment provides beautifully presented and well proportioned accommodation. Appointed to an exceptionally high standard, the accommodation incorporates a generous hallway, sizeable open plan living accommodation incorporating a well equipped kitchen with integrated appliances and adjoining living area, a master bedroom with en suite shower room, a further double bedroom and a superb bathroom. Externally there is an allocated parking space and the property is set within beautiful communal grounds. Internal viewing is highly recommended. No onwards chain.



Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, an excellent primary school, sporting facilities, fantastic park and various pubs/restaurants. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

This stunning apartment incorporates HIVE CONTROLLED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZED SASH WINDOWS, HIGH CEILINGS and with approximate room sizes, comprises:

## GROUND FLOOR

### COMMUNAL ENTRANCE

**PRIVATE ENTRANCE HALL** With entry phone system, radiator, telephone point, and two useful store cupboards; one of which houses the hot water cylinder and electric boiler.

**OPEN PLAN LIVING DINING KITCHEN** 19' 3" x 17' 9" (5.87m x 5.41m) A welcoming reception space incorporating a kitchen and adjoining living area.

**KITCHEN** Beautifully appointed kitchen fitted with a range of wall and base units with coordinated work surfaces, tiled splash backs, integrated one and half bowl stainless steel sink unit, and inset ceiling spotlights. Integrated appliances include a fridge freezer, Logic oven and grill, 4 ring electric hob with extractor hood over. Indesit washer / dryer, and Beko slimline dishwasher.

**LIVING / DINING AREA** A light and airy space having a sash window to the front, two radiators, television and telephone points.

**MASTER BEDROOM** A sizeable double bedroom having two sash windows to the side, radiator and television point.

**EN SUITE** Smartly presented three piece white suite comprising a tiled shower cubicle, pedestal wash basin, low suite w.c, heated towel rail, wall mounted mirrored cabinet, tiled flooring and walls, inset ceiling spotlights, and extractor fan.

**BEDROOM TWO** A further double bedroom having a large sash window to the rear elevation, and radiator.

**HOUSE BATHROOM** Fitted with a modern three piece white suite comprising a panelled bath with shower over and additional shower attachment, pedestal wash basin, low suite w.c, wall mounted mirrored cabinet, extractor fan, inset ceiling spots, tiled flooring and walls, and a heated towel rail.

## OUTSIDE

**PARKING** To the side of the property there is an allocated parking space with visitor parking also being available.

**COMMUNAL GARDENS** The properties at Chevin Park are surrounded by immaculately manicured lawns, tasteful landscaping and stately, mature trees.

The development is nestled amongst 200 acres of park and woodland interwoven with bridleways perfect for leisurely walks or family adventures. Chevin Park boasts excellent sports amenities, including tennis courts and football pitches.

**COUNCIL TAX** Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please contact them direct.

**TENURE** We understand the property is leasehold with a 999 year lease from 2006.

**SERVICE CHARGE** Our client has informed us that there is an annual ground rent of £250 and a service charge of £113pcm.

**DIRECTIONS** From Dale Eddison's office in the centre of Guiseley proceed from the traffic lights along Otley Road to the roundabout at White Cross. Bear right in the direction of Menston and at the traffic lights outside St Marys School, turn left into the High Royds development. At the first mini roundabout take the first exit left onto Jackson Walk with Buckden Court being a building on the left hand side.

**VIEWINGS** Strictly by prior appointment with Dale Eddison's Guiseley office.

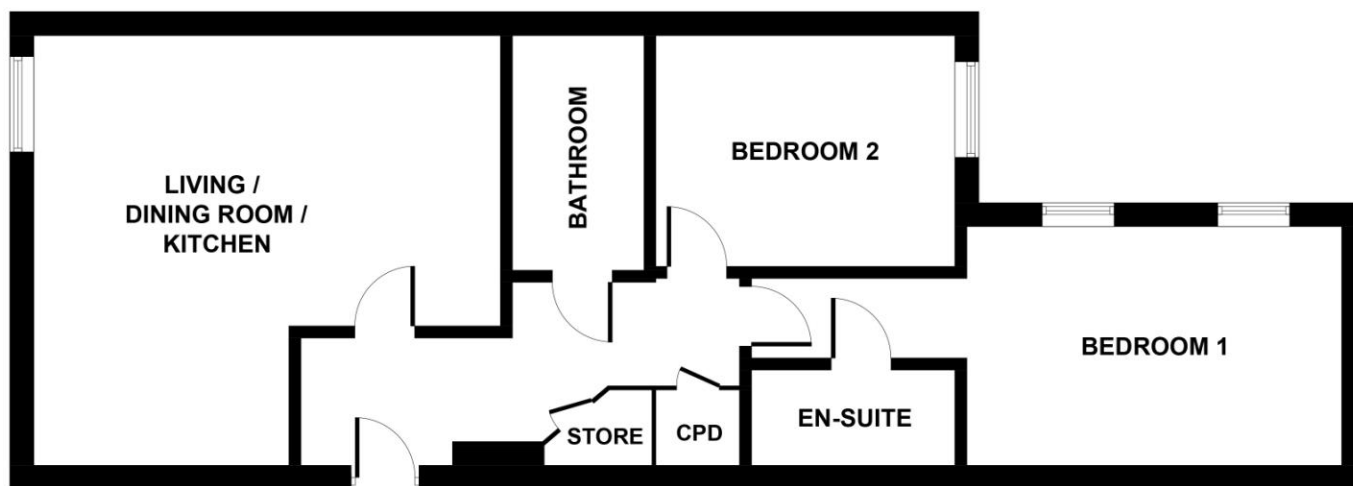
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**GENERAL** 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.

**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.



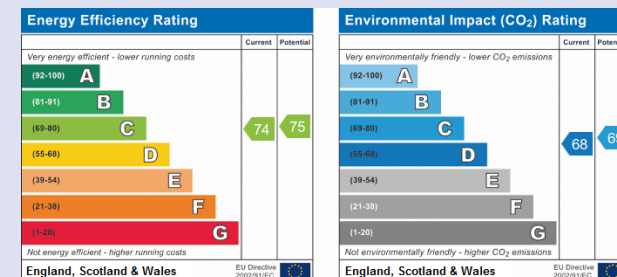




## 10 BUCKDEN COURT

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 688352)



**Dale  
Eddison**

### GUISELEY OFFICE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.