

HUNTERS[®]

HERE TO GET *you* THERE



Ling Court

Menston, LS29 6QJ

Asking Price £189,950



Council Tax: C



2 Ling Court

Menston, LS29 6QJ

Asking Price £189,950



ACCOMODATION

The property has UPVC sealed unit double glazing and electric heating throughout.

GROUND FLOOR

Secure postboxes for each apartment, meter cupboards, staircase to upper floors. Front entrance door to the apartment leads into:-

HALLWAY

A spacious and welcoming hallway having electric radiator, intercom phone. Large storage cupboard with roof Velux and hot water cylinder.

OPEN PLAN LIVING SPACE

19'8" x 16'5" (6.0 x 5.0)

A lovely light and airy open plan living space designed with modern day living in mind, and perfect as a space for entertaining, with windows to the front and side elevation, and Juliet balcony. The kitchen area is well equipped having a range of fitted kitchen units at base and wall level having complementary heat resistant worksurfaces and upstands, integrated appliances include fridge freezer, dishwasher, washing machine and dryer and stainless steel electric fan, four ring hob with stainless steel extractor hood over, undercabinet lighting. The living area has an electric radiator, telephone and TV aerial and space for a table and chairs.

BEDROOM ONE

19'8" x 9'10" max (6.0 x 3.0 max)

A well proportioned double bedroom having Velux window, electric radiator, telephone and TV aerial point.

ENSUITE BATHROOM

6'7" x 6'7" max (2.0 x 2.0 max)

Part tiled, having a three piece bathroom suite comprising shower cubical with glass shower screen, pedestal wash hand basin and low level WC, inset ceiling spotlights, extractor fan, shaver point and chrome heated towel rail.

BATHROOM

7'3" x 5'7" (2.2 x 1.7)

A generous bathroom, velux window, part tiled, having a white three piece bathroom suite comprising double ended panelled bath, pedestal wash hand basin and low level WC, inset ceiling spotlights, extractor fan, shaver point and chrome heated towel rail.

BEDROOM TWO

16'5" x 10'2" max (5.0 x 3.1 max)

A double bedroom having window and electric radiator.

OUTSIDE

There are well maintained communal gardens, two tandem allocated parking spaces, and parking for visitors.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

Tel: 01943 660500

INVESTMENT * MANAGEMENT * SERVICES

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

AGENT NOTES

We are advised that the property is Leasehold with the remainder of a 125 year lease which commenced in 2004, leaving 107 years remaining as of 2022. Ground rent is £100 per annum. Service Charge is £1190 per annum (reviewed annually) to include the maintenance to buildings, garden areas and cleaning of communal areas, as well as window cleaning and buildings insurance. Managed by Trinity Estates.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band C.



Road Map



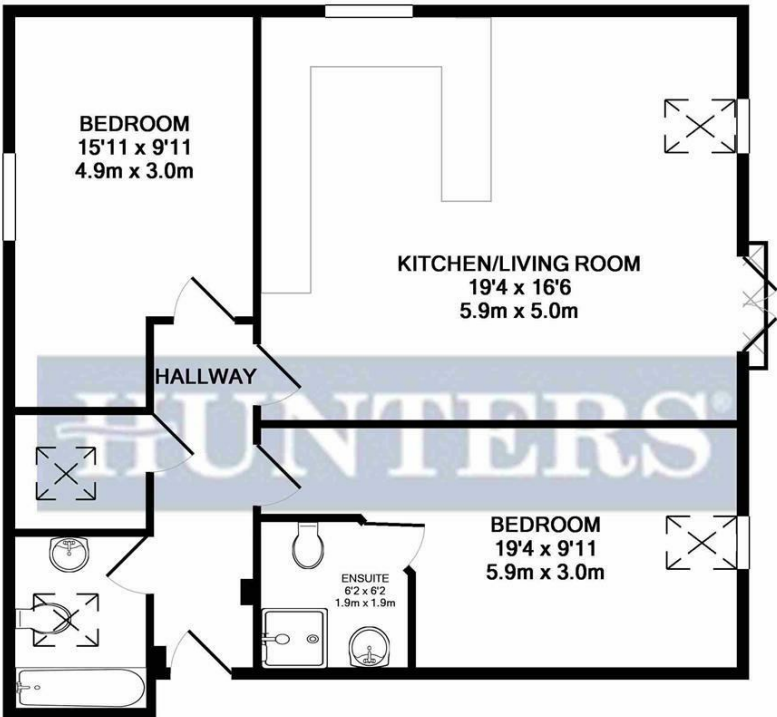
Hybrid Map



Terrain Map



Floor Plan

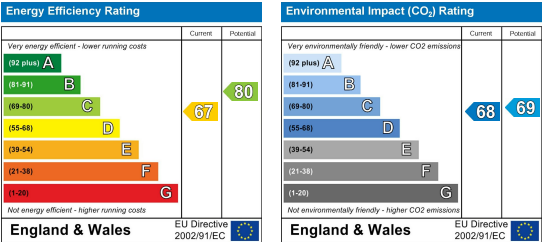


TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Viewing

Please contact our Hunters Ilkley Office on 01943 660500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.