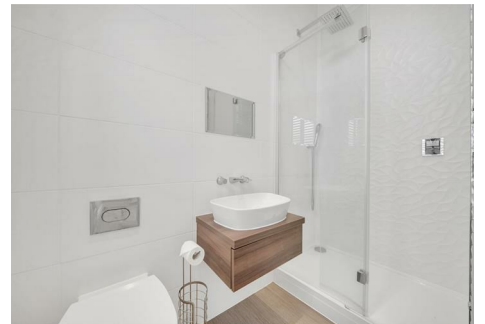




Arkendale Court, Norwood Drive, Menston, LS29 6GE

Asking Price £225,000

- NO UPPER CHAIN
- TWO GENEROUS DOUBLE BEDROOMS
- ADDITIONAL VISITOR PARKING AVAILABLE
- CUSTOM FITTED BLINDS/SHUTTERS INCLUDED
- SET WITHIN THE PRESTIGIOUS HIGH ROYDS DEVELOPMENT
- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- ALLOCATED PARKING SPACE DIRECTLY OUTSIDE PROPERTY
- IMMACULATLY MAINTAINED COMMUNAL GROUNDS
- FITTED WARDROBES TO BOTH BEDROOMS
- HIGHLY SOUGHT - AFTER LOCATION

Arkendale Court, Norwood Drive, Menston, LS29 6GE

Offered to the market with no onward chain and probate granted, this beautifully presented ground floor apartment forms part of the highly regarded High Royds development in Menston. Combining spacious, light-filled accommodation with elegant period proportions, the property offers two generous double bedrooms, two bathrooms, allocated parking immediately outside the front door and enjoys an enviable position within one of West Yorkshire's most desirable residential developments.

 2  2  1  C

Council Tax Band: C



PROPERTY DETAILS

Offered to the market with no onward chain and probate granted, this beautifully presented ground floor apartment forms part of the highly regarded High Royds development in Menston. Combining spacious, light-filled accommodation with elegant period proportions, the property offers two generous double bedrooms, two bathrooms, allocated parking immediately outside the front door and enjoys an enviable position within one of West Yorkshire's most desirable residential developments.

Presented in excellent order throughout, the property is offered with vacant possession, has been freshly decorated and is ready for immediate occupation. The sale also includes the bespoke fitted window blinds and shutters, providing a stylish and practical finish throughout the home.

The apartment is accessed via a well-maintained communal entrance and opens into a welcoming hallway which provides access to all principal rooms.

The impressive living room is undoubtedly one of the standout features of the home, with high ceilings and three large sash-style windows flooding the room with natural light whilst creating a wonderful space for both relaxing and entertaining.

The modern fitted kitchen offers an excellent range of wall and base units and is fitted with a comprehensive range of integrated appliances, all of which are included in the sale. These comprise a fridge/freezer, dishwasher, washing machine, oven, microwave and gas hob, creating a practical and well-equipped space perfectly suited to modern day living.

Both bedrooms are well-proportioned doubles and benefit from fitted wardrobes, with the principal bedroom enjoying the added luxury of a stylish en-suite shower room.

A contemporary house bathroom, finished to an equally high standard, serves the second bedroom and visitors alike.

Externally, the apartment benefits from an allocated parking space directly outside the property, visitor parking, together with beautifully maintained communal grounds, providing an attractive setting throughout the year.

Originally transformed from the historic High Royds estate which forms part of the highly regarded High Royds (Chevin Park) development. Residents enjoy an enviable lifestyle with scenic woodland walks, ornamental ponds, mature trees and an abundance of green space quite literally on the doorstep.

High Royds is one of the area's most prestigious residential developments, occupying approximately 200 acres of beautifully landscaped parkland on the edge of the sought-after village of Menston.

Whether enjoying an evening stroll around the landscaped grounds, walking the nearby woodland trails or simply appreciating the peaceful setting, High Royds offers a lifestyle that is rarely found within such easy reach of excellent transport links.

Menston itself is a thriving and highly desirable village offering a range of everyday amenities including local shops, cafés, pubs, restaurants, highly regarded schools and leisure facilities.

The village railway station is approximately 0.8 miles (around a 15-minute walk) from the property and provides regular services to Leeds, Bradford and Ilkley, making this an excellent choice for commuters. The nearby A65 also offers convenient road links, whilst the stunning Yorkshire countryside and the Yorkshire Dales National Park are just a short drive away.

ADDITIONAL INFORMATION

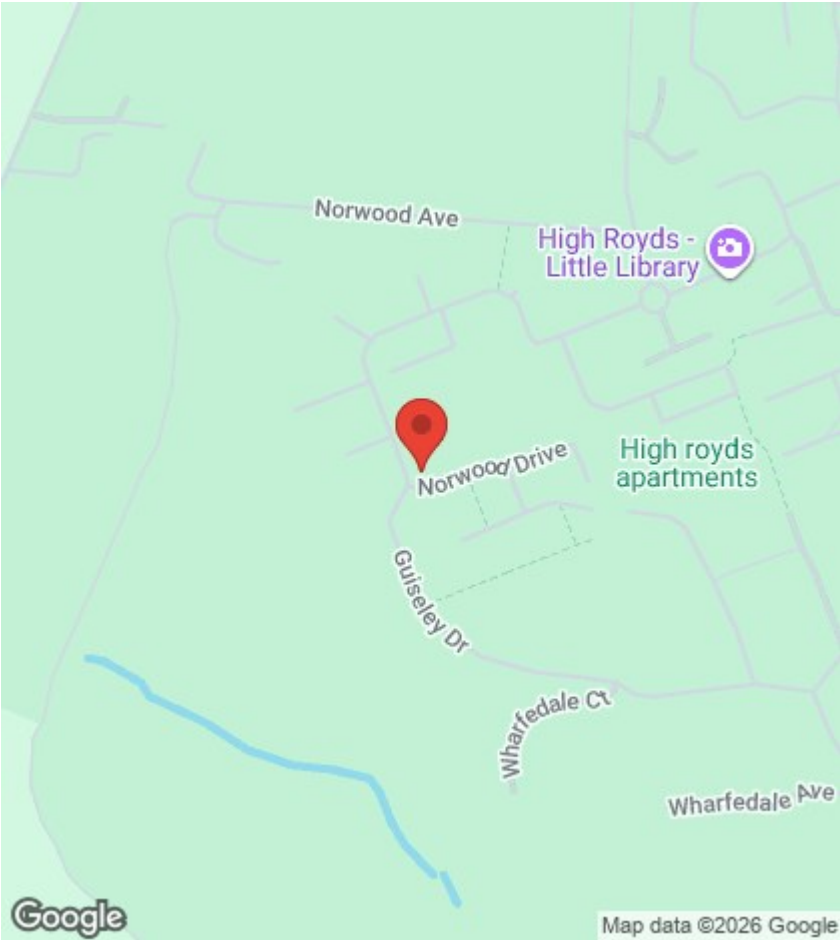
Tenure: Leasehold (999-year lease from 1 January 2006).

Service Charge: £2,817.60 per annum, payable monthly in instalments of £234.80.

Ground Rent: £733.26 per annum, payable in two six-monthly instalments of £366.63. The next ground rent review is due in January 2036, with no increase due before then.

Agents Note:

The current ground rent is £733.26 per annum, with both instalments for the current period having already been paid by the vendor (the next payment is not due until early 2027). Furthermore, the Government has recently announced a draft Bill to cap existing ground rents at a maximum of £250 per annum. This is expected to come into force well before the next scheduled review in 2036, meaning this cost is anticipated to reduce significantly for the new owner.



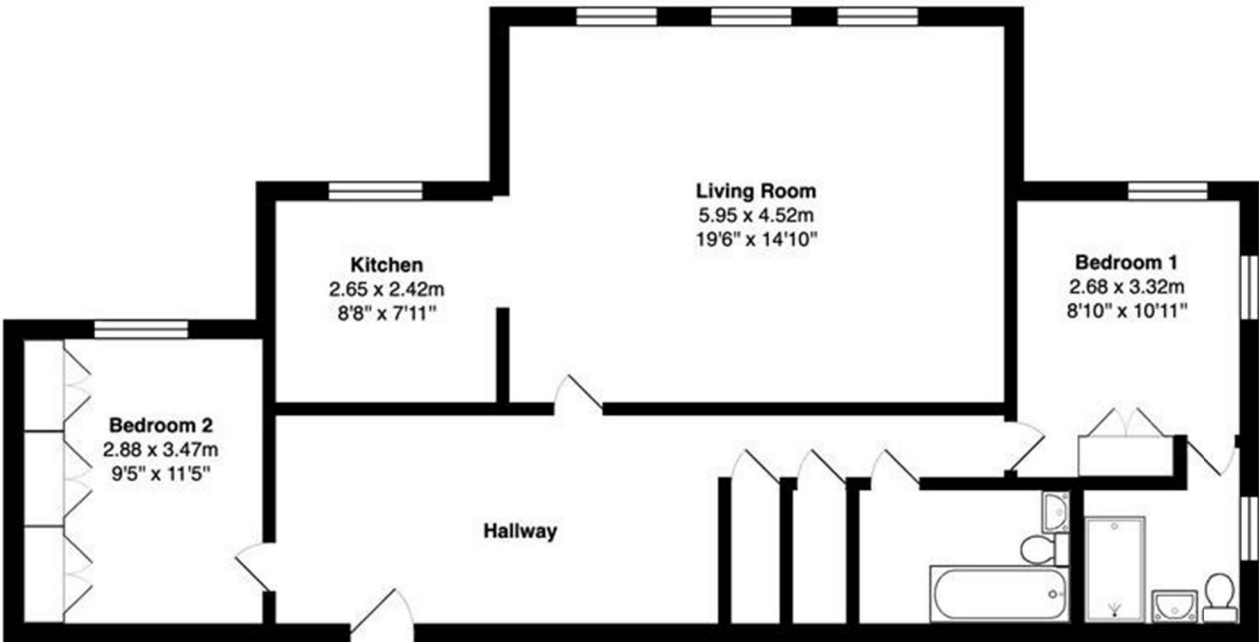
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 85.0 m² ... 915 ft²

All measurements are approximate and for display purposes only