



HUNTERS[®]

HERE TO GET *you* THERE



St. Peters Way, Menston, LS29

£150,000

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A fantastic opportunity to buy this ground floor two bedroom apartment located close to Menston village amenities. In brief, there is an entrance hallway, an open plan living / dining room, two double bedrooms, a fully fitted kitchen, a shower room and ample storage space. Outside, there are communal gardens and off street parking. The property comes to the market with **NO ONWARDS CHAIN** and is **SOLD AS SEEN**.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. With village amenities available locally and further amenities and schooling available throughout the area in the neighbouring Otley, Ilkley and Guiseley.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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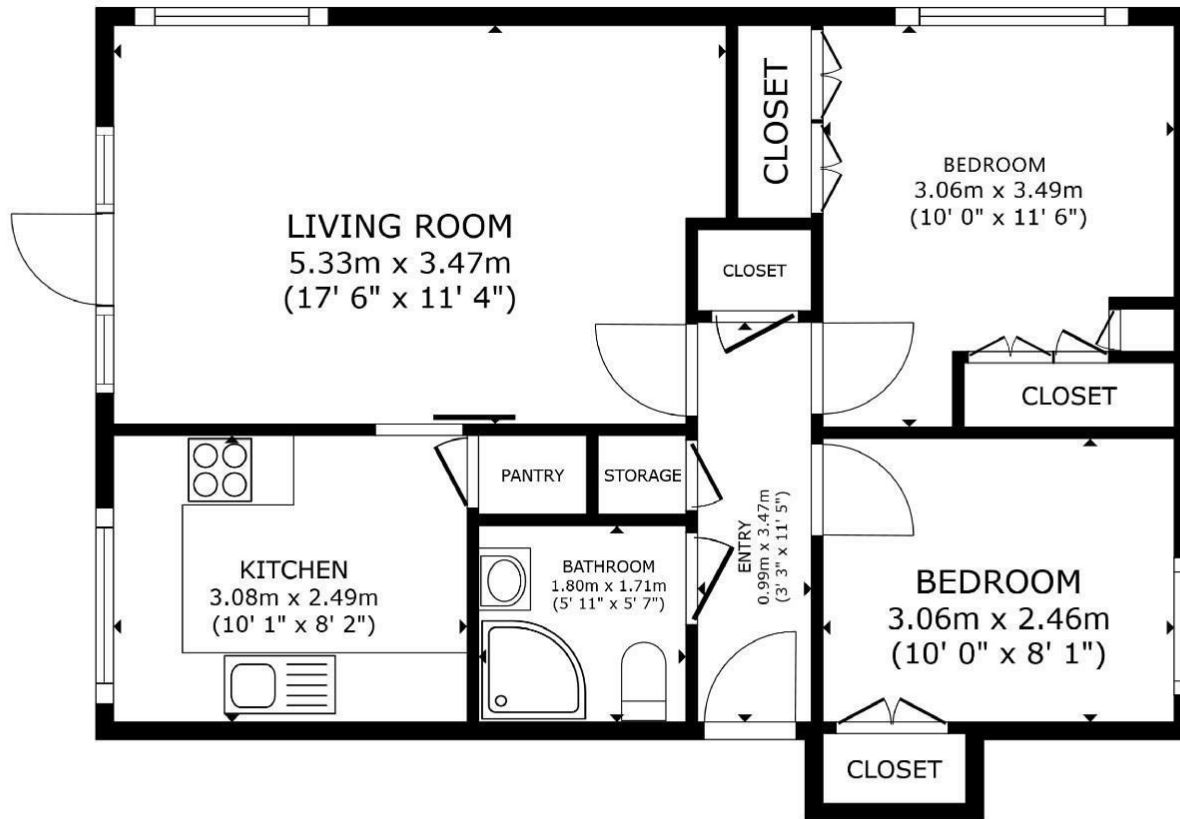


This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- GROUND FLOOR APARTMENT
 - TWO DOUBLE BEDROOMS
 - FITTED KITCHEN
- LIGHT AND AIRY LIVING / DINING ROOM
 - PLENTY OF STORAGE
- CENTRAL MENSTON VILLAGE LOCATION
 - COMMUNAL GARDENS & OFF STREET PARKING
- NO ONWARDS CHAIN
 - SOLD AS SEEN
 - EPC RATING C





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 56.8 m² (611 sq.ft.)
 TOTAL : 56.8 m² (611 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate turn onto Burras Lane. At the end of the road turn left onto West Chevin Road which becomes Buckle Lane. At the crossroads go straight on onto Bingley Road then follow the road as it bears towards the right and becomes Main Street. Continue along Main Street then turn left onto St Peter's Way. Park on the left hand side and the apartment is the first on the left.

AGENTS NOTES

We are advised that the property is Leasehold with the remainder of a 999 year lease which commenced in 1989, leaving 963 years remaining as of 2025. The current service charge is £1,296 per annum, plus the current owner pays a residents garage charge of £120 per annum (if a garage is required). The development is managed by Benjamin Bentley & Partners.

Council Tax Band B, Bradford City Council

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 in the country, 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.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

DISCLAIMER

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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