Burnstall Crescent | | Menston | LS29 6FS

£150,000

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# 30 Burnstall Crescent | Menston | LS29 6FS

## £150,000

A smart two-bedroom second-floor apartment situated in the High Royds development, surrounded by stunning parkland and a range of recreational amenities.

The property is accessed via a smart communal staircase. Upon entering the apartment, there is a spacious entrance hallway, two bedrooms, a bathroom, and an open-plan living, dining, and kitchen space with a Juliet balcony.

Externally, the property benefits from an allocated parking space plus visitor parking. The development enjoys wonderful amenities, including tennis courts, a cricket pitch, and 200 acres of parkland—perfect for walks.

- Second floor apartment
- Allocated parking
- Juliet balcony
- Two bedrooms
- Open plan living dining kitchen
- Set in stunning parkland

### GROUND FLOOR

**Communal entrance**
A smart communal entrance area with stairs leading to the first and second floor.

### SECOND FLOOR

**Entrance Hallway**
Inner private hall with a window to the front elevation, featuring a cloaks cupboard as well as a separate boiler cupboard.

A smart two-bedroom second-floor apartment situated in the High Royds development, surrounded by stunning parkland and a range of recreational amenities.

## Living Room / Kitchen

21'0 x 10'06 max (6.40m x 3.20m max)

The kitchen is fitted with a range of high-gloss wall and base units with coordinated worktops and tiled splashbacks. There is a sink with drainer, along with integrated appliances including a washer dryer, dishwasher, fridge and freezer, oven, and four-ring ceramic hob.

A window to the front and side elevations allows for plenty of natural light, while French doors open onto a Juliet balcony.

## Bedroom 1

10'11 x 10'03 (3.33m x 3.12m)

Fitted wardrobes and a window to the rear elevation.

## Bedroom 2

10'07 x 6'03 (3.23m x 1.91m)

A window to the rear elevation..

## Bathroom

6'10 x 6'03 (2.08m x 1.91m)

Window to the rear elevation. Fitted with a pedestal wash basin, WC, and heated towel rail, with tiling to the splash areas. The bathroom also benefits from a bath with shower over.

## OUTSIDE

## Parking

There is a dedicated parking bay.

## Grounds and amenities

High Royds is set within around 200 acres of attractive parkland, offering residents a peaceful environment with plenty of space to walk, cycle, and enjoy the outdoors. The estate features well-maintained paths and open green areas, perfect for everyday leisure.

Residents also have access to a range of on-site amenities, including tennis courts and a cricket pitch, as well as communal spaces that help foster a friendly community atmosphere. The combination of open parkland and practical facilities makes High Royds a popular choice for those seeking a balance of outdoor space and convenient living.

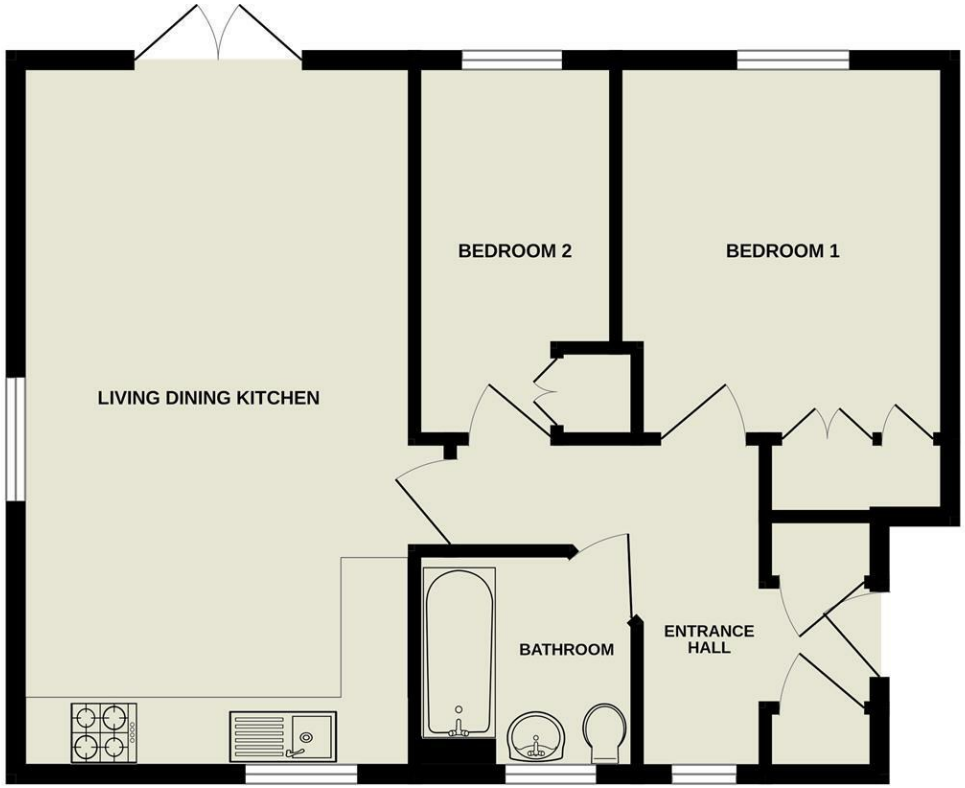
## Tenure

The property is held on a 999 year lease dated from . The current ground rent amounts to £500.00 per annum.

## Services Charges

£1900 per annum this include the buildings insurance.
Included within the service change is the buildings insurance, communal cleaning, window cleaning, grounds maintenance, general repairs and maintenance.

30 BURNSTALL CRESCENT
559 sq.ft. (52.0 sq.m.) approx.




TOTAL FLOOR AREA : 559 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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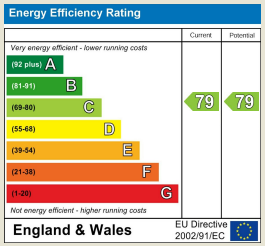


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