



blue
RESIDENTIAL

£87,500 for 50% shared Ownership*
Escroft Court, Clifford Drive

* higher % ownership/staircasing is feasible



Escroft
Court

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A FIRST floor TWO bed apartment with DOUBLE FRENCH doors to the LIVING ROOM. Available on a 50%,75% or 100% SHARED OWNERSHIP basis. A modern BATHROOM and HYBRID OPEN PLAN KITCHEN with a GOOD SIZED living room. Allocated CAR PARKING space. In PROXIMITY to MENSTON village, amenities and TRAIN STATION.

The shared ownership scheme provides a unique opportunity for buyers to get on the housing ladder with the support of this increasingly popular incentive.

Highroyds Village is a unique location set amongst over 200 acres of woodland and green spaces with woodland footpaths, bridleways and cycle routes just on your door step. The development offers an abundance of leisure facilities such as tennis courts, football pitches, cricket pitch and a family social club. Residents on the development can enjoy this tranquil lifestyle and woodland surroundings whilst still having the convenience of both Menston and Guiseley's amenities just a short walk away.

Menston is well served by all transport links and is accessible to bus and train routes and is very convenient for Leeds and Bradford airport. For family buyers there are several highly regarded primary and secondary schools locally. There are many cosy pubs and local restaurants nearby and there is no shortage of both quality local shops and larger retail outlets just a stones throw away in Guiseley's popular retail parks.



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GROUND FLOOR

COMMUNAL ENTRANCE The communal entrance has an intercom/key entry system and post boxes. A staircase provides access to all floors, with a rear entrance leading to the electric meter cupboards and external bike rack/storage.

FIRST FLOOR

ENTRANCE HALLWAY The entrance hall has an electric wall heater, with built in cupboards housing the hot water tank and providing useful additional storage. The floor is finished with carpet.

LIVING ROOM 16' 4" x 10' 9" (5m x 3.3m) A light, bright and airy spacious living room featuring double French doors opening onto a west-facing Juliet balcony, allowing plenty of natural light. The room benefits from recessed downlights, an electric wall heater and a telephone intercom system, with a carpeted floor. The living space is partially open plan to the kitchen, creating a practical and versatile area.

KITCHEN 8' 10" x 6' 2" (2.7m x 1.9m) The kitchen has two double-glazed timber windows to the front elevation, recessed downlights, and a range of fitted wall and base units with under-unit lighting. There are complementary work surfaces incorporate an inset stainless-steel sink with mixer tap, alongside a halogen hob and electric oven. The floor is finished with vinyl flooring.



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BEDROOM ONE 10' 9" x 9' 10" (3.3m x 3m) The bedroom has two double-glazed timber windows to the front elevation, a wall-mounted electric heater and a useful recessed area providing ample space for a triple or built-in wardrobe. The floor is finished with carpet.

BATHROOM 6' 10" x 5' 6" (2.1m x 1.7m) The bathroom has part-tiled walls and a white three-piece suite comprising a low-level WC, wash hand basin and panelled bath with mixer tap over. Additional features include an extractor fan, combined vanity light and shaver point, and a ladder-style heated towel rail. The floor is finished with vinyl flooring.

BEDROOM TWO 13' 1" x 7' 2" (4m x 2.2m) The room has a double-glazed timber window, wall-mounted electric heater and the floor is finished with carpet.

EXTERNAL

PARKING There is an allocated parking space.

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ADDITIONAL INFORMATION

The vendor has advised the following lease information ...

Lease Term: has 106 years left

Ground Rent: NIL currently payable for current 50% share

Service Charge: £105.43 plus a £14.19 management fee, £119.62 in total PCM (£1435.44 per annum) for current 50% share

Rent: £218.28 for the current 50% share (as of November 2026)

HOW DOES SHARED OWNERSHIP WORK It is designed for people who normally would not be able to get on the housing ladder. It reduces the cost of buying a property by the purchaser taking a share of the property, normally a percentage; say 50% or 75% which is shared with a housing association or other body. For Shared Ownership the purchaser then pays a rent to the housing association for the other remaining percentage. The vendor has advised the rent for this property on a 50% shared ownership basis (i.e. for the housing associations' 50%) is £218.28 (as of November 2026).

CRITERIA - WHO IS ELIGIBLE The Housing Association specifies the following BASIC criteria *:

Applicants must live and/or work in the local area.

You must not currently own or co-own a property.

Applicants must not earn more than £60,000 per household.

A formal application must be made to Your Housing Group

*This is a non-exhaustive list and the Housing Associations' decision is final.

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LOCATION

WHAT 3 WORDS LOCATION

///cornfield.icons.lurching

LOCAL NATURE AND EXPLORATION

Village Living & Connectivity

Living at Escroft Court, Chevin Park generally, offers the perfect balance between countryside tranquillity and excellent commuter connectivity. Situated within the highly regarded village of Menston, on the edge of the scenic Wharfe Valley, the property enjoys a desirable semi-rural setting while remaining exceptionally well connected to both Leeds and Bradford.

Menston railway station is within easy reach and provides regular direct services to Leeds, Bradford Forster Square and Ilkley, making the village particularly popular with professionals and commuters. The surrounding area combines attractive residential neighbourhoods with open countryside, creating an appealing environment for those seeking a lifestyle that blends convenience with outdoor living.

For railway enthusiasts, the Wharfedale Line offers a constant flow of commuter and regional services against the backdrop of the stunning Yorkshire landscape. The route between Leeds and Ilkley is widely regarded as one of the county's most scenic railway journeys, passing through picturesque villages and open countryside.

One of the key advantages of living in Menston is the ability to enjoy village life whilst maintaining excellent access to major employment centres, shopping destinations and leisure facilities in Guiseley or Ilkley.

Established Grounds & Woodland Setting

The surrounding area is characterised by generous green spaces and mature landscaping, giving the development an almost parkland feel. The nearby woodland edges and open spaces provide immediate opportunities for short walks, dog walking and outdoor relaxation without needing to travel further afield.

Countryside Walks, Parks & Outdoor Recreation

Menston is ideally positioned for residents who enjoy walking, cycling and exploring the outdoors. The surrounding area provides easy access to woodland trails, open moorland and picturesque riverside routes throughout the Wharfe Valley.

Popular nearby outdoor destinations include:-

Chevin Forest Park (2.5 miles)

A beautiful area of woodland, rocky outcrops and panoramic viewpoints overlooking Lower Wharfedale and Leeds Bradford Airport.

Ilkley Moor (5 miles)

Famous for its dramatic scenery, walking trails and iconic Cow and Calf Rocks, offering some of Yorkshire's most spectacular views.

Otley Chevin (3 miles)

A popular destination for walkers, runners and cyclists, featuring extensive woodland paths and elevated viewpoints.

Riverside Gardens, Ilkley (5 miles)

Beautiful riverside parkland adjacent to the River Wharfe, ideal for leisurely walks and family outings.

Stainburn Forest (6 miles)

Known for its mountain biking trails, woodland walks and natural beauty.

The surrounding countryside provides countless opportunities for outdoor recreation, with public footpaths connecting Menston to neighbouring villages including Burley-in-Wharfedale, Guiseley and Ilkley.

Wharfedale Walks & Scenic Routes

A major attraction of living in Menston is the immediate access to some of Yorkshire's most attractive walking routes. Residents can explore the rolling countryside of Lower Wharfedale, taking in woodland, farmland and riverside scenery throughout the seasons.

Approximate travel times to nearby destinations include:-

Menston Railway Station – 10 minutes walk

Otley Chevin Forest Park – 8 minutes drive

Ilkley Town Centre – 10 minutes drive

Ilkley Moor – 12 minutes drive

Burley-in-Wharfedale – 5 minutes drive

Leeds City Centre – 25 minutes by train

Whether enjoying a weekend walk across the moors, exploring woodland trails through Chevin Forest Park, or taking advantage of the excellent rail connections into Leeds and beyond, Escroft Court enjoys a location that combines village charm, outdoor adventure and everyday convenience in equal measure.

Escroft Court, Clifford Drive, Menston, LS29 6FE

Approximate Gross Internal Area = 60.2 sq m / 648 sq ft

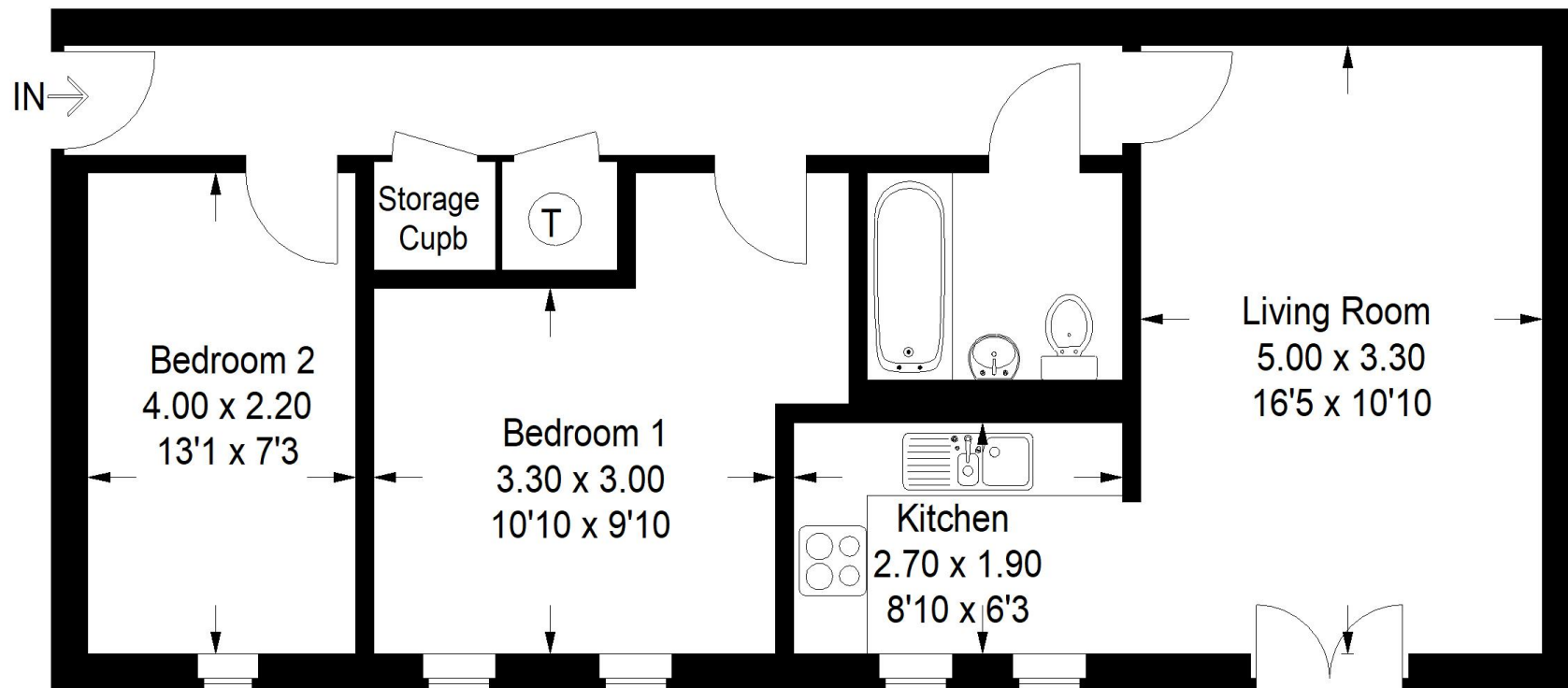


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID829233)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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