



48 The Spindles | Bradford Road | Menston | LS29 6GY

Asking price £549,950

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A particularly spacious penthouse retirement apartment offering beautifully appointed accommodation with a private balcony and enjoying long distance views over the valley. The apartment incorporates a large hallway, a generous sitting room, fitted kitchen, three bedrooms a bathroom and shower room. The Spindles offers a remarkable range of facilities to its residents including an Activities Studio, Coffee Lounge, Hairdressing Salon, Residents Lounge, Restaurant, Therapy Suite, Cinema and a Mobility Scooter Store.

- Luxury Penthouse Retirement Apartment
- Beautifully Appointed Throughout
- Private Balcony With Far Reaching Views
- Spacious Private Hallway
- Sitting Room & Luxury Kitchen
- Principal Bedroom With En Suite Shower Room
- Two Further Bedrooms, Bathroom & Utility Room
- Residents Parking
- Extensive On Site Residents Facilities
- EPC Rating C / Council Tax Band F

GROUND FLOOR

General Reception

The general reception area is accessed via a key fob for added security and leads to the extensive ground floor shared facilities available to residents of The Spindles together with the administrative offices for the building. There is a staircase and lift access to the upper floors.

SECOND FLOOR

Communal Landing

A bright and smartly presented area giving access to individual apartments.

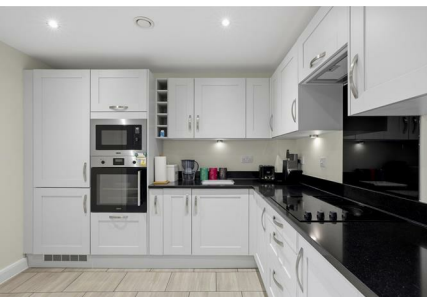
Private Reception Hall

19'9" x 7'0" (6.02m x 2.13m)

A spacious hallway with a deep store cupboard and recessed spotlights.



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Sitting Room

15'8" x 13'6" plus 10'3" x 9'8" (4.78m x 4.11m plus 3.12m x 2.95m)

With an attractive contemporary fireplace housing an electric fire. Glazed double doors lead onto a private balcony.

Kitchen

11'0" x 10'0" (3.35m x 3.05m)

With an inset sink unit and an extensive range of fitted base and wall units with cupboards, drawers and granite work surfaces. Integrated appliances include an electric cooker and hob with a filter hood over, microwave oven, fitted fridge, freezer and dishwasher. Recessed spotlights and a tiled floor.

Utility Room

8'0" x 6'0" (2.44m x 1.83m)

With plumbing for an automatic washer and space for a dryer.

Dining Room/Bedroom Three

16'4" x 9'3" (4.98m x 2.82m)

Principal Bedroom

18'9" x 15'6" (5.72m x 4.72m)

With a range of fitted and recessed wardrobes and a Juliet balcony.

En Suite Shower Room

8'4" x 6'0" (2.54m x 1.83m)

With a large walk-in shower, low suite wc and a pedestal wash basin. Chrome heated towel rail and recessed spotlights. Mirror fronted medicine cabinet. Ceramic tiled walls.

Bedroom Two

16'6" x 11'2" (5.03m x 3.40m)

With recessed wardrobes.

Bathroom

Fitted with a suite comprising a panelled bath and shower over, pedestal wash basin and a low suite wc. Chrome heated towel rail and a mirror fronted medicine cabinet.

OUTSIDE

Car Parking

There is a large car park for the use of residents of The Spindles.

Gardens

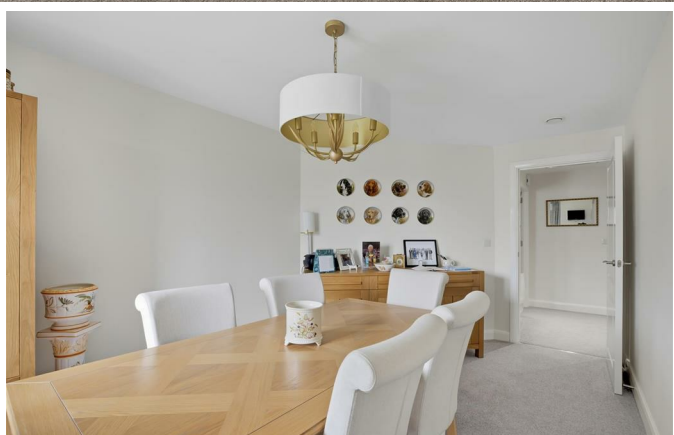
The Spindles stands within communal grounds which are maintained as an amenity for the residents.

Residents Facilities

The Spindles offers a remarkable range of facilities to its residents including an Activities Studio, Coffee Lounge, Hairdressing Salon, Residents Lounge, Restaurant, Therapy Suite, Cinema and a Mobility Scooter Store.

Maintenance Charge

An annual service charge in respect of building maintenance is not collected. A Communal Facilities Fee is charged on the resale of the apartment. The fee is 4% per annum, capped at 5 years (maximum 20%) of the achieved market price per year or part year of occupation.



Wellbeing Charge

There is a weekly Well-Being charge which covers the running of The Spindles on a day to day basis for the benefit of the residents. This is currently set at £189.86 per week.

Tenure

We are advised that the property is held on the balance of a 250 year lease from 1 January 2023 at a peppercorn ground rent.

Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.

It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

Council Tax

City of Bradford Metropolitan District Council Tax Band F

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



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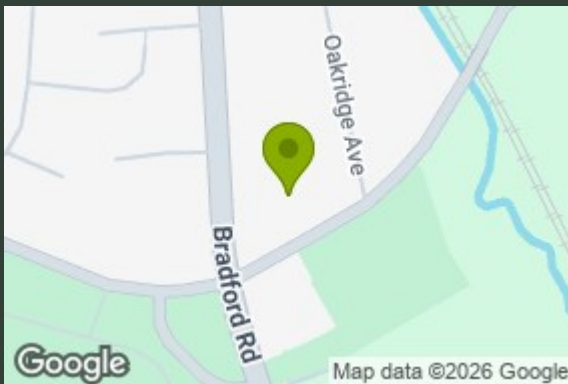




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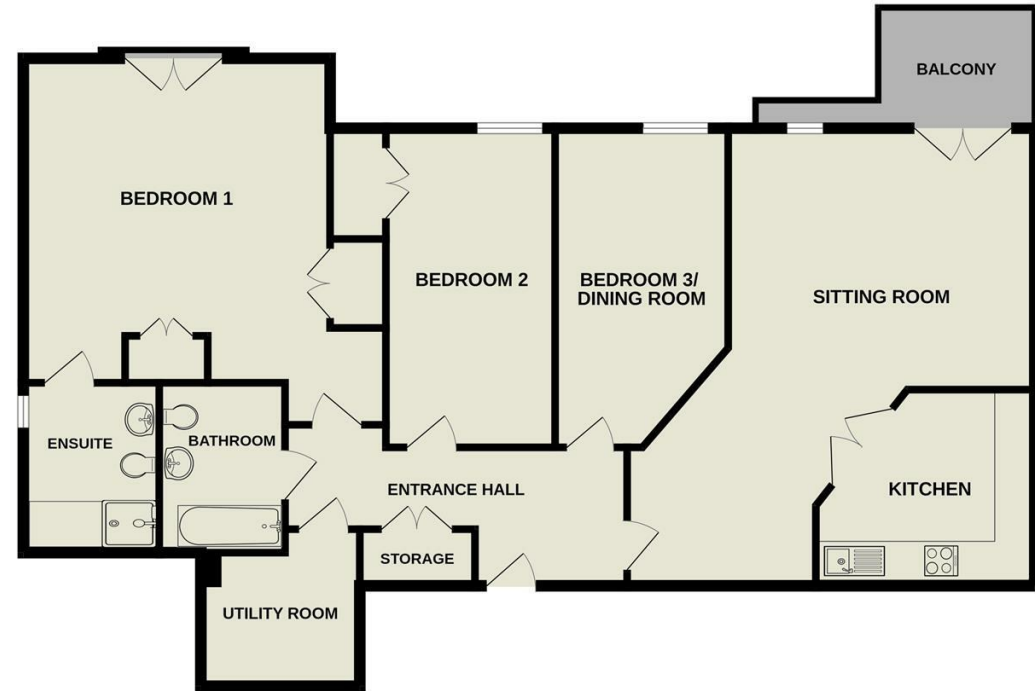


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48, THE SPINDLES
1281 sq.ft. (119.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

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