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# Main Street, Menston, Ilkley, LS29

## £90,000

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Centrally located within the popular village of Menston allowing easy access to the train station and local amenities, this two double bedroom duplex apartment offers spacious accommodation and would suit first time buyers or buy to let investors alike. The apartment, briefly comprises a compact but well-equipped dining kitchen which is open plan with a generous living room, a double bedroom and bathroom to the first floor, and a further double bedroom to the second floor. To the outside is a single garage along with two additional parking spaces. No onwards chain.

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 neighbouring Otley, Ilkley and Guiseley.

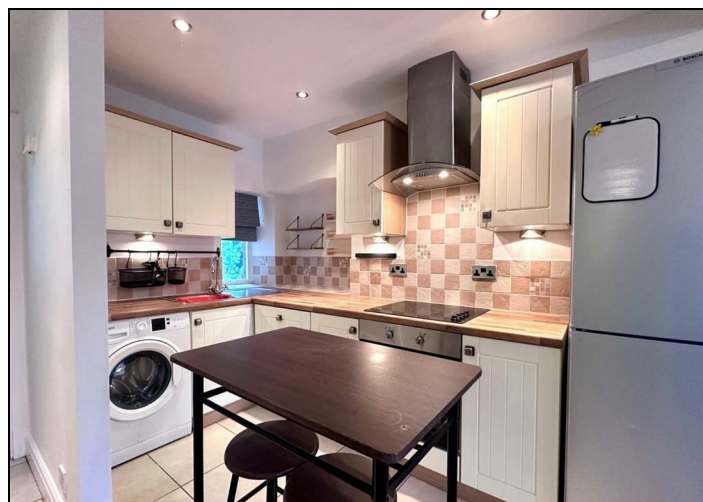
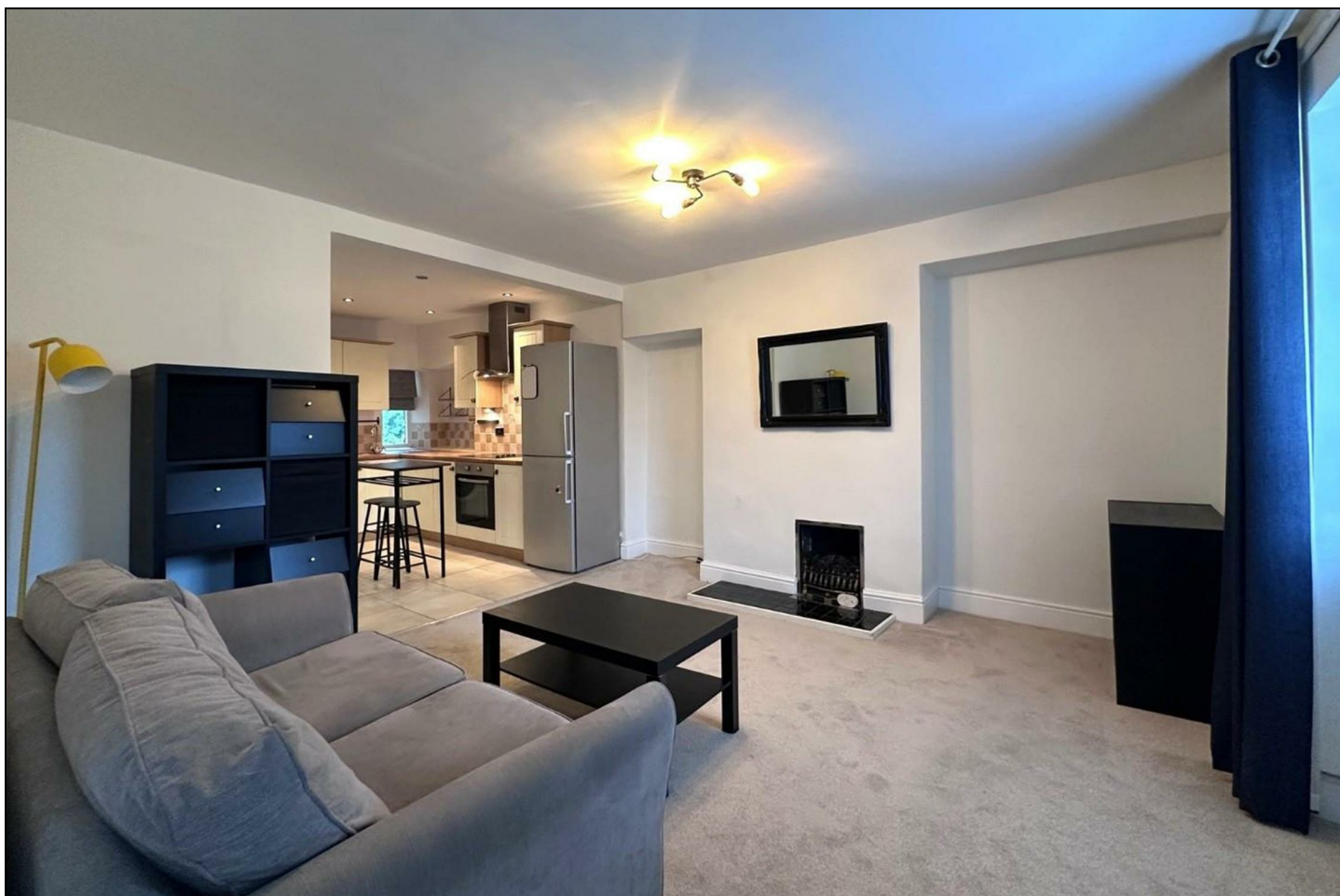
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



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## KEY FEATURES

- DUPLEX APARTMENT
- GARAGE AND 1 PARKING SPACES
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING ACCOMMODATION
- CENTRAL MENSTON LOCATION
- NO ONWARDS CHAIN
- EPC RATING E



## ACCOMMODATION

The property has gas fired central heating throughout, plus benefits from partial double glazing and an alarm system.

## GROUND FLOOR

UPVC front entrance door, with window over, leads into:-

### PRIVATE ENTRANCE HALL

Having radiator, coat hanging space and staircase leading up to:-

## FIRST FLOOR

### LANDING

Having door leading into the bathroom, and a partially glazed folding door into the dining kitchen.

### DINING KITCHEN

8'10" x 10'7"

Window to rear elevation, radiator, inset ceiling spotlights, tiled flooring, range of fitted kitchen units at base and wall level having complementary worksurfaces and splashback tiling, undercabinet lighting, space and plumbing for washing machine, integral dishwasher, stainless steel sink and drainer, integral stainless steel electric oven, four ring ceramic hob with glass and stainless steel extractor hood over, space for fridge freezer, kitchen island with matching worksurface provides breakfast bar space.

Through to:-

### LIVING ROOM

16'6" x 12'11"

Windows to front elevation, radiator, living flame gas fire set within chimney breast having ceramic tiled hearth, staircase with open spindle timber balustrade leads up to the second floor.

## BEDROOM ONE

9'5" x 9'5" plus wardrobes

A double bedroom accessed through a door from the dining kitchen, having window to rear elevation, radiator, fitted wardrobes to one wall having mirror fronted sliding doors with hanging rails and shelves.

## BATHROOM

6'1" x 6'8"

Part tiled having high level opaque window providing borrowed light from the landing, radiator, tiled flooring, inset ceiling spotlights, extractor fan, three piece bathroom suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low level WC.

## SECOND FLOOR

### BEDROOM TWO

15'3" x 14'6" including undereaves

A double bedroom having Velux window to rear elevation, radiator, open spindle timber balustrade, and undereaves storage.

## AGENTS NOTES

We have been informed by our client that the flat is held on a 999 year lease from September 2007. The current service charge and ground rent combined is £415 per annum which includes buildings insurance.

Council Tax Band A, Bradford City Council

## OUTSIDE

To the outside is a single garage with two additional parking spaces.

## DIRECTIONS

From our Hunters Otley offices, proceed along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road and continue up past The Fox pub. Just after The Fox pub, turn right onto Station Road then immediately left onto Leathley Road. At the mini roundabout, turn right onto Low Hall Road then bear left onto Farnley Road. At the junction, turn right onto Main Street and continue almost half a mile where the apartment can be found on the right hand side, identifiable by our Hunters For Sale board.

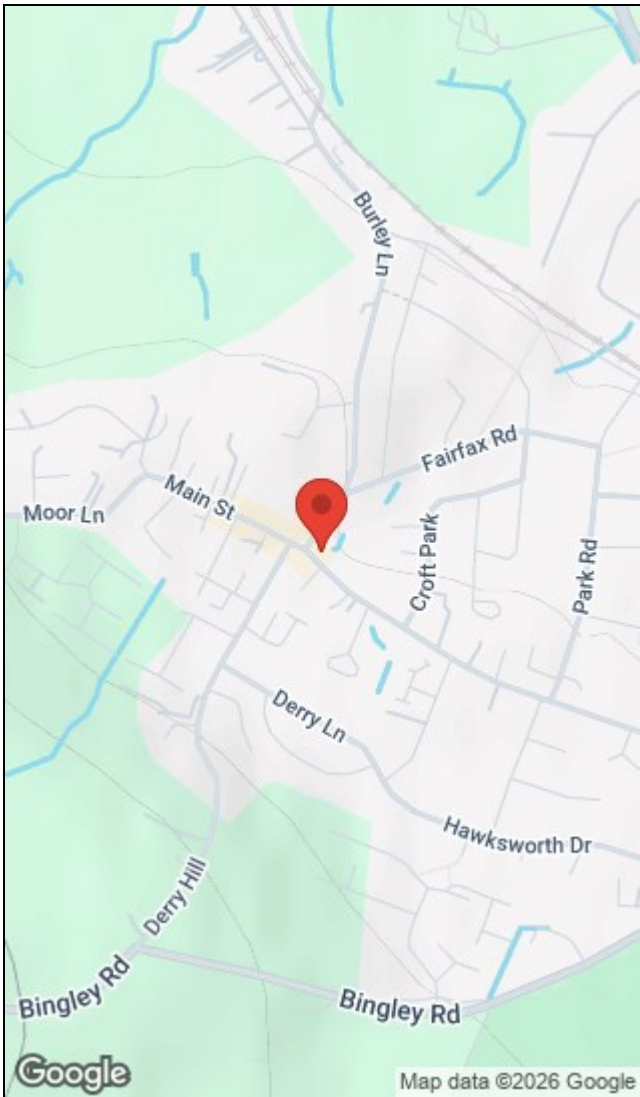
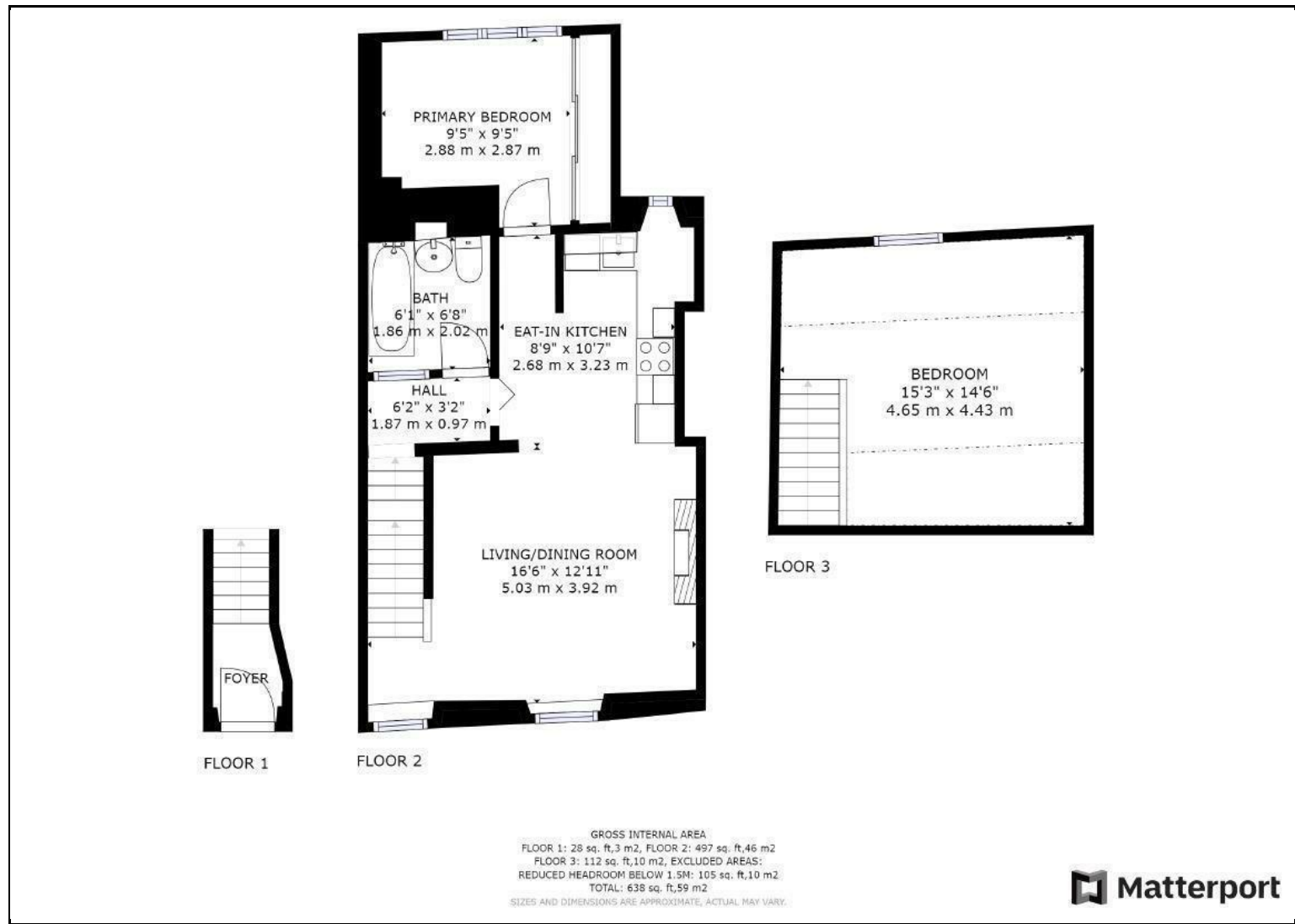
## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>67</b>
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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