



Escroft Court Clifford Drive, Menston Ilkley LS29 6FE

welcome to

Escroft Court Clifford Drive, Menston Ilkley

A modern ground floor apartment featuring two good size bedrooms, open plan living, allocated parking and well-kept communal gardens. Nicely presented throughout and set in a highly desirable location. A perfect opportunity for first time buyers.



Hallway

With two storage cupboards and access to all rooms.

Lounge

Open to the kitchen, a bright and airy room having an attractive fireplace and fully glazed patio doors opening to the communal garden.

Kitchen

Open to the lounge, the kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances.

Bedroom One

A good size double bedroom with space for free standing furniture.

Bedroom Two

A good size second bedroom with space for free standing furniture.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Outside

There is an allocated parking space and access to communal gardens.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Escroft Court Clifford Drive, Menston Ilkley

- GROUND FLOOR APARTMENT
- TWO GOOD SIZE BEDROOMS
- OPEN PLAN LIVING
- ALLOCATED PARKING SPACE
- WELL MAINTAINED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1265.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA107427 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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