



# 21 ST. PETERS WAY MENSTON LS29 6NY

## Asking price £150,000

### FEATURES

- Attractive Ground Floor Apartment In The Heart Of The Village
- Well Equipped Kitchen With Pantry Cupboard
- Bathroom With White Three Piece Suite
- Communal Car Park Providing Parking
- Within Walking Distance Of Local Amenities
- Light & Airy Sitting Room With Direct Access To The Communal Gardens
- Double Bedroom With Fitted Wardrobe
- Delightful Communal Lawned Gardens
- Leasehold / EPC Rating C / Council Tax Band B
- Having The Advantage Of Having No Onward Chain



**SHANKLAND BARRACLOUGH**  
ESTATE AGENTS

# Centrally Located One Bedroomed Ground Floor Apartment

Centrally located in the charming village of Menston, St. Peters Way presents a delightful opportunity to acquire a well-appointed ground floor apartment. This property features a spacious reception room, perfect for both relaxation and entertaining guests. The single bedroom offers a comfortable retreat, while the bathroom is designed with modern fixtures to ensure convenience and style.

One of the standout features is the property enjoying its own direct access from the sitting room to the communal gardens

The apartment is ideally suited for individuals or couples seeking a tranquil living environment, with the added benefit of being close to local amenities and transport links. Menston is known for its picturesque surroundings and community spirit, making it an attractive place to call home.

This property combines comfort and practicality, making it an excellent choice for those looking to enjoy the best of village life while remaining connected to nearby urban centres. Whether you are a first-time buyer or looking to downsize, this apartment on St. Peters Way is a wonderful option that should not be overlooked.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

## Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

## The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Communal Entrance

With stairs up to the upper floors.

### Entrance Hall

With two useful store cupboards and entry phone.

### Sitting Room 16'5" x 11'3" (5.00m x 3.43m)

A good sized light and airy reception room enjoying a dual aspect with window to the side elevation and patio door to the rear out to the communal gardens.

Radiator, ceiling cornice and sliding door into:

### Kitchen 9'9" x 8'1" (2.97m x 2.46m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having a tiled splashback. Inset stainless steel sink unit with mixer tap and integrated electric oven with a four ring gas hob having an extractor over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine and cupboard housing the gas fired central heating boiler. Useful pantry cupboard and window to the side elevation.

### Inner Hall

### Bedroom 13'5" x 8'8" (4.09m x 2.64m)

A double bedroom with fitted wardrobe, radiator and window to the side elevation.

### Bathroom

Having a white three piece suite comprising a panelled bath with electric shower over, low suite w.c and pedestal wash hand basin. Part tiled walls, laminate flooring, radiator and window to the side elevation.

### Outside

The apartment is set in attractive communal lawned gardens with flower borders with this particular apartment also enjoying its own private access to the gardens from the sitting room.

### Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 999 year lease which commenced on the 15th January 1989, so approximately 963 years remaining.

SERVICE CHARGE: We are informed by our clients that the current service charge is £1,356 per annum.

MANAGEMENT COMPANY: Benjamin Bentley & Partners, Close House,



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Giggleswick, North Yorkshire, BD24 0EA on behalf of St Peter's (Menston) Management Limited.  
SERVICES: All Mains Services Are Installed.  
PARKING: Residents of St Peters Way have access to a communal parking area.  
Please note as per the conditions in the lease, Pets are not permitted at this property.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 75 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Flood Risk Summary

Surface Water - High  
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

### Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm



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**Offer Acceptance & AML Regulations**  
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

**Mortgage Advice**

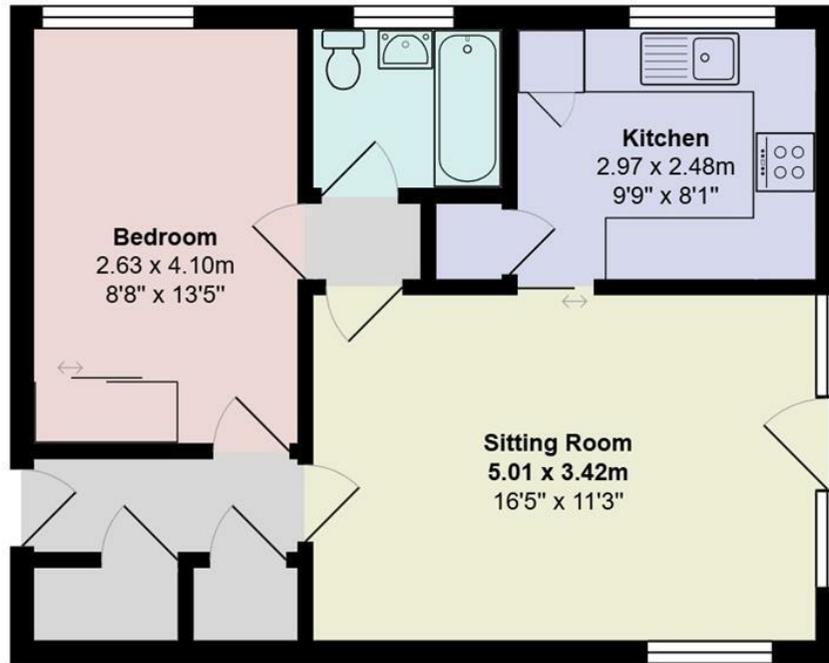
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

**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.





**Ground Floor**

Total Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

