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Arkendale Court, Melbeck Close, Menston, LS29
£190,000

A stylishly presented two bedroom first floor apartment with character features, high ceilings and open plan living, located within the popular High Royds development. The property briefly comprises: entrance hall with storage cupboards, bathroom, open plan kitchen/living area, master bedroom with en suite and a further double bedroom. In addition there is one allocated parking space plus visitors parking and residents can enjoy the landscaped communal gardens to include sports facilities. The apartment comes to the market with no onwards chain.

The High Royds development is nestled between Ilkley and Guiseley and situated on the edge of Menston village, making it an ideal spot for commuters into Leeds, Bradford or Ilkley. Leeds Bradford International Airport is only a short drive away. Covering a 200 acre site, this popular development offers a range of amenities, with sports grounds including a cricket pitch, two football pitches, tennis courts and paths for cyclists and walkers. Set on the edge of the beautiful Yorkshire Dales, the development boasts a lake and woodland with abundant wildlife.

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

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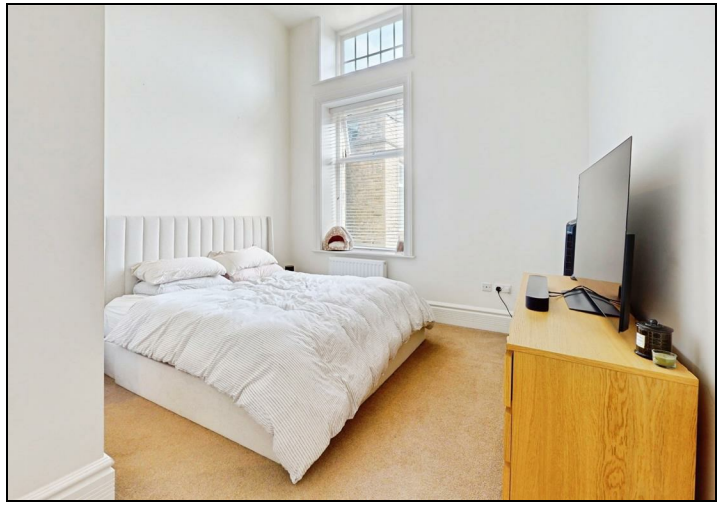
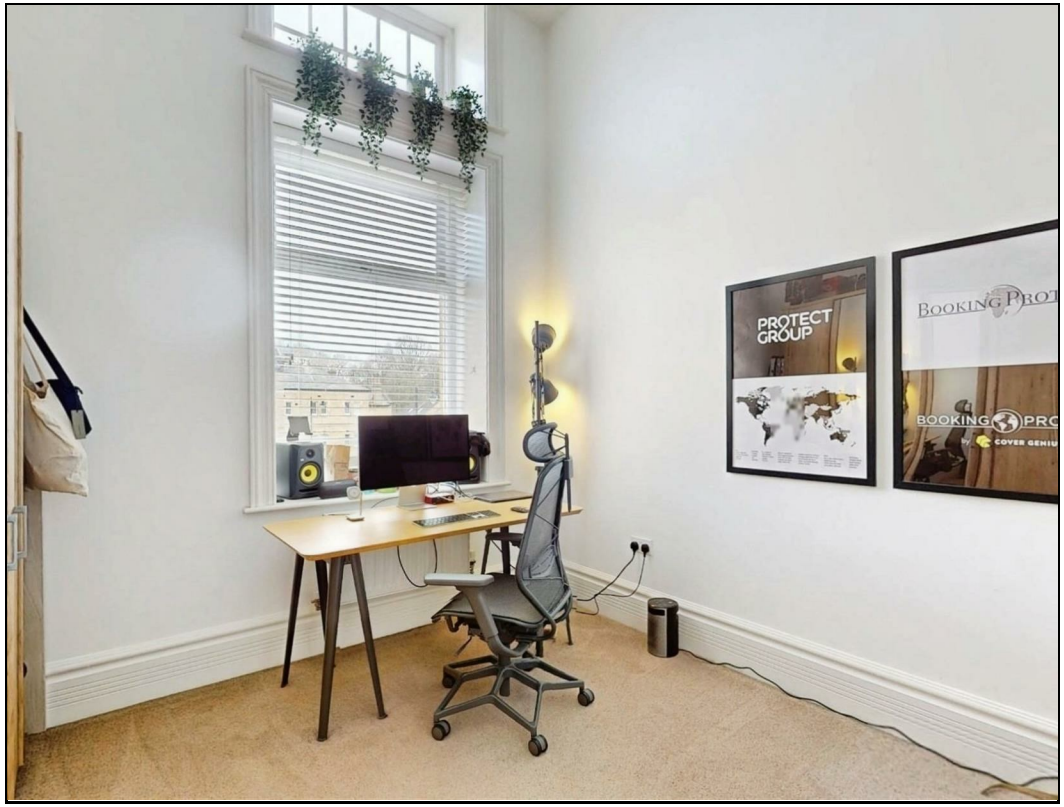
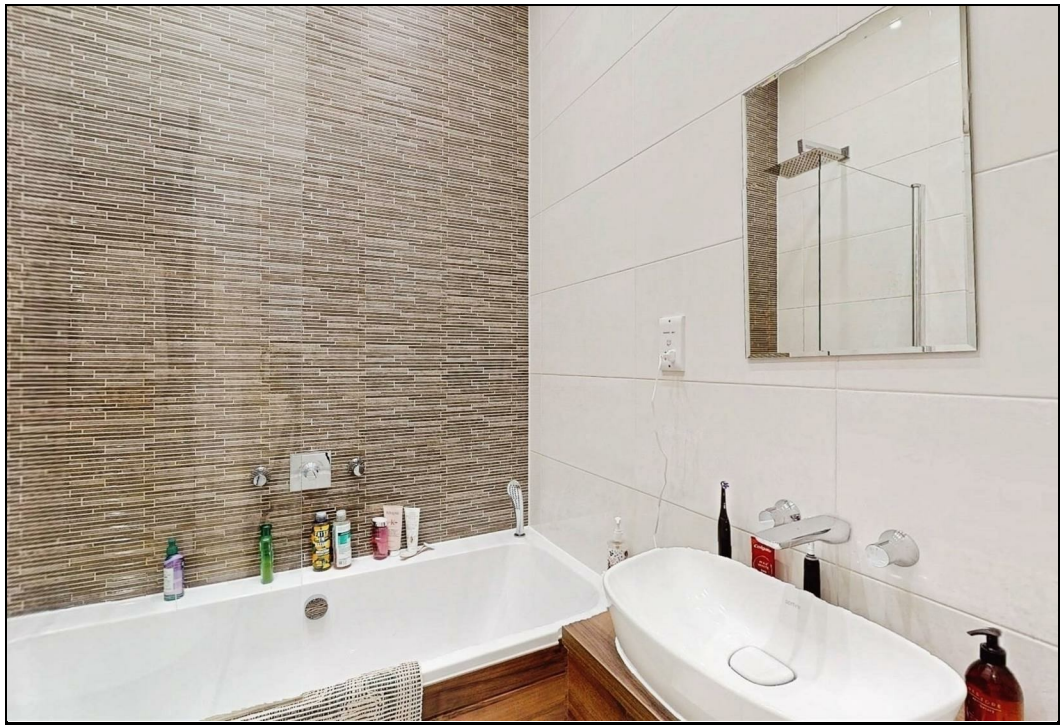
KEY FEATURES

- SPACIOUS FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- HOUSE BATHROOM & EN SUITE
- OPEN PLAN KITCHEN / LIVING / DINING ROOM
- FULL HEIGHT WINDOWS
- RETAINING CHARACTER
- ALLOCATED PARKING
- EPC RATING C
- NO ONWARDS CHAIN







DIRECTIONS
From our Hunters Otley offices on Kirkgate, proceed along Kirkgate turning left at the traffic lights onto Westgate. Continue straightahead at the mini roundabout and then at the next roundabout take the second exit onto Bradford Road, continuing past The Fox pub and over the large crossroads. After the crossroads take the second turning on your right into High Royds Drive. At the roundabout take the second exit and continue, there is then a further roundabout at which you take the second exit again and continue up a slight hill. The car park for Arkendale Court is on your left as you climb the hill and the entrance to the apartment is the furthest doorway to the right.

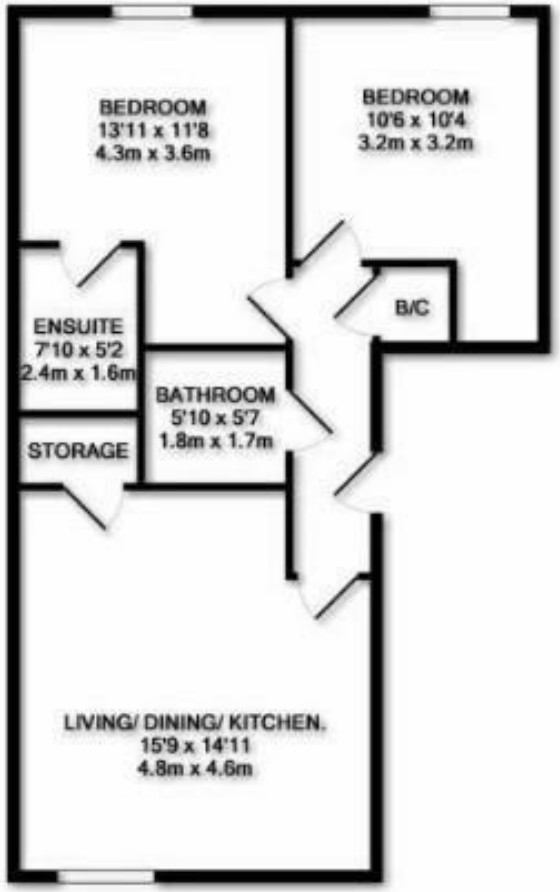
AGENTS NOTES
We understand the property to be Leasehold with the balance of a 999 year lease from 1st January 2006. The current annual service charge is £2,817.57 and the ground rent is £733.26 per annum. The service charge includes buildings insurance, maintenance of grounds including walking trails, tennis courts and duck pond. The property includes an allocated off street parking space.

Council Tax Band C, Leeds City Council

ADDITIONAL SERVICES
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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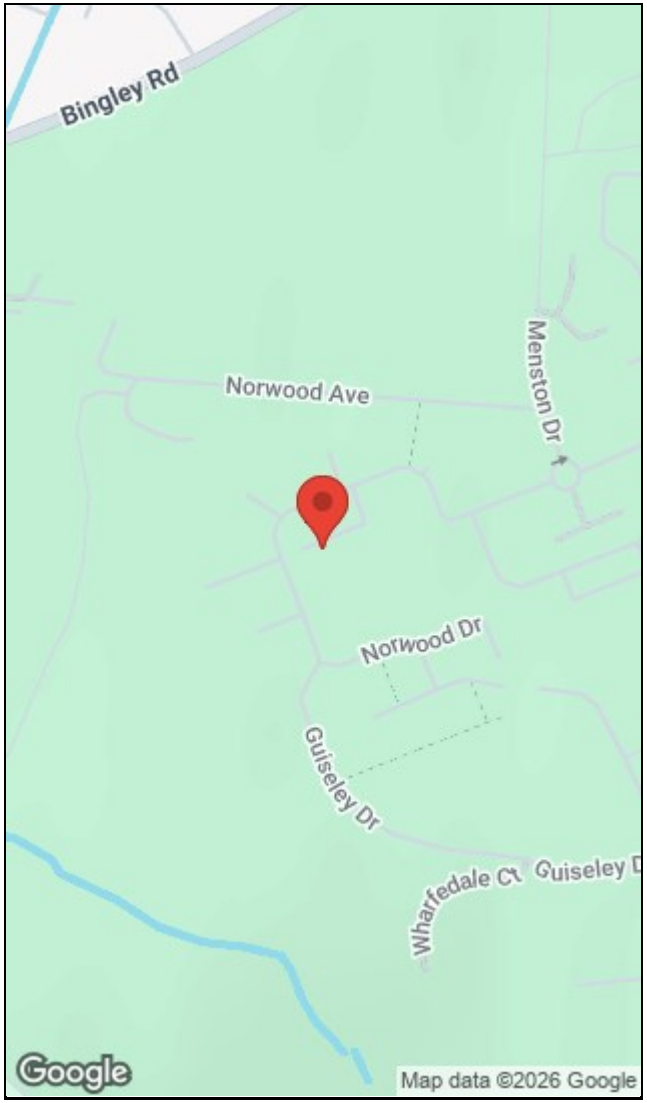

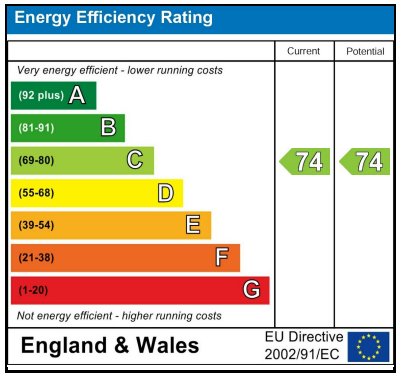

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