



**Cotterdale Clifford Drive, Menston Ilkley LS29 6FA**

**welcome to**

**Cotterdale Clifford Drive, Menston Ilkley**

A well-presented ground floor apartment in a desirable location, featuring open-plan living, one double bedroom and a private patio. Conveniently located close to local amenities and nearby transport links, with two allocated parking spaces, a great opportunity for first time buyers and downsizers.



## **Menston**

Menston Village is a highly sought-after area nestled between Guiseley and Burley in Wharfedale, approximately 11 miles from Leeds City Centre and about 5 miles from Ilkley. The village offers a selection of shops and pubs, with a broader range of amenities available in nearby Guiseley, just a short bus ride or drive away. Menston Train Station provides convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The village is also within the catchment area for several well-regarded primary and secondary schools, making it perfect for families. Surrounded by picturesque countryside, Menston offers pleasant walks and ample green space.

## **Hallway**

With a storage cupboard.

## **Lounge/Diner/Kitchen**

Offering open plan living, the kitchen has a range of wall and base units with work surfaces incorporating a sink and drainer and there are a range of integrated appliances. The lounge area is bright and airy with high ceilings and double doors leading to a private patio area.

## **Bedroom**

A double bedroom with a fitted wardrobe.

## **Shower Room**

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

## **Outside**

There is a private patio area and two allocated parking spaces.



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## Cotterdale Clifford Drive, Menston Ilkley

- GROUND FLOOR APARTMENT
- DESIRABLE LOCATION
- NICELY PRESENTED THROUGHOUT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2817.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107440 - 0003

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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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