



Cotterdale Clifford Drive, Menston Ilkley LS29 6FA

welcome to

Cotterdale Clifford Drive, Menston Ilkley

An immaculately presented ground floor apartment set in a sought-after location, featuring stylish open-plan living, a double bedroom and a private patio. Ideally located close to local amenities and transport links, with two allocated parking spaces. A superb opportunity for first-time buyers.



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.

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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welcome to

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 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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