



HUNTERS[®]
HERE TO GET *you* THERE



St. Peters Way, Menston, LS29

£135,000

HUNTERS®
HERE TO GET *you* THERE

A fantastic opportunity to buy this ground floor two bedroom apartment located close to Menston village amenities. In brief, there is an entrance hallway, an open plan living / dining room, two double bedrooms, a fully fitted kitchen, a shower room and ample storage space. Outside, there are communal gardens and off street parking. The property comes to the market with NO ONWARDS CHAIN and is SOLD AS SEEN. PLEASE NOTE : Some images have been virtually staged for illustrative purposes only.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. With village amenities available locally and further amenities and schooling available throughout the area in the neighbouring Otley, Ilkley and Guiseley.

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

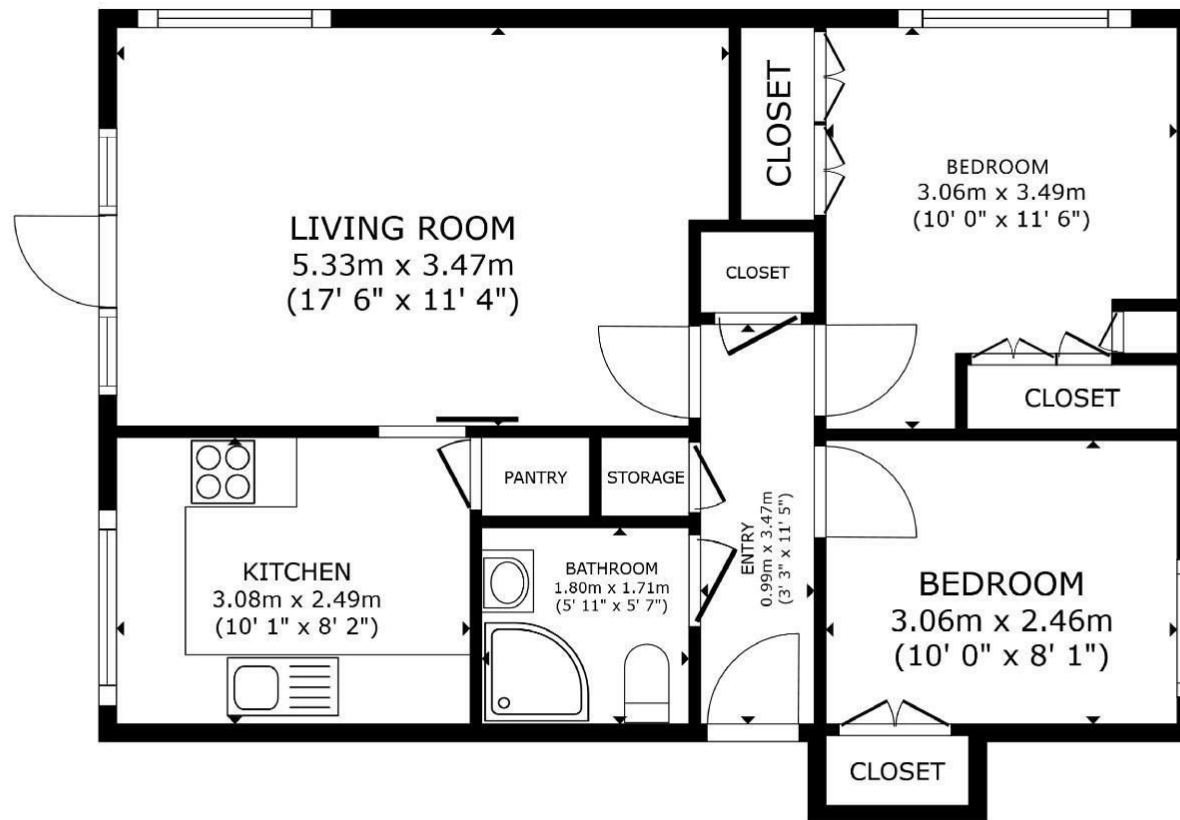


This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- LIGHT AND AIRY LIVING / DINING ROOM
- PLENTY OF STORAGE
- CENTRAL MENSTON VILLAGE LOCATION
- COMMUNAL GARDENS & OFF STREET PARKING
- NO ONWARDS CHAIN
- PLEASE NOTE : Some images have been virtually staged for illustrative purposes only.
- EPC RATING C





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 56.8 m² (611 sq.ft.)
TOTAL : 56.8 m² (611 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate turn onto Burras Lane. At the end of the road turn left onto West Chevin Road which becomes Buckle Lane. At the crossroads go straight on onto Bingley Road then follow the road as it bears towards the right and becomes Main Street. Continue along Main Street then turn left onto St Peter's Way. Park on the left hand side and the apartment is the first on the left.

AGENTS NOTES

We are advised that the property is Leasehold with the remainder of a 999 year lease which commenced in 1989, leaving 963 years remaining as of 2025. The current service charge is £1,296 per annum, plus the current owner pays a residents garage charge of £120 per annum (if a garage is required). The development is managed by Benjamin Bentley & Partners.

Council Tax Band B, Bradford 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 more than 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HU | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.