



15 AYSGARTH COURT MENSTON LS29 6FY

Asking price £495,000

FEATURES

- Substantial, Light & Airy Grade II Listed Three Double Bedroomed Terrace
- Sleek & Stylish Breakfast Kitchen With A Range Of Integrated Appliances
- Master Bedroom With Dressing Room & En-Suite Shower Room
- Covered Terrace Ideal For Alfresco Dining
- Two Allocated Parking Spaces, Ideal For A Variety Of Buyers
- Large Sitting Room With Bay Window Looking Onto The Communal Gardens
- Welcoming Entrance Hall With Cloakroom Off
- Two Further Double Bedrooms & A Luxurious House Bathroom
- Tenure Freehold / EPC Rating C / Council Tax Band F
- Set Within Approx 200 Acres Of Park And Woodland That Includes Leisure Facilities



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Substantial 3 Bedroom House With Covered Terrace Set In Communal Grounds

Welcome to Aysgarth Court in Menston, a splendid house that offers a perfect blend of modern living and natural beauty. Converted in 2012, this substantial property spans an impressive 1,825 square feet, providing ample space for comfortable family living.

As you enter, you are greeted by a large sitting room, adorned with a charming bay window that overlooks the beautifully maintained communal gardens. This inviting space is perfect for relaxation or entertaining guests.

The house boasts three well-proportioned double bedrooms, including a magnificent master suite complete with a dressing room and en-suite shower room providing a private sanctuary for relaxation. The two additional double bedrooms are equally spacious, ensuring ample room for family or guests whilst the family bathroom has a four piece suite meaning morning routines will be a breeze, providing convenience for all.

One of the standout features of this property is the sleek covered terrace, which is ideal for alfresco dining. Imagine enjoying your meals outdoors while surrounded by the serene beauty of the park and woodland that envelops the estate.

Set within approximately 200 acres of lush parkland, residents can take advantage of various leisure facilities, making it a perfect retreat for those who appreciate the outdoors. Additionally, the property offers parking for two vehicles, adding to the convenience of modern living.

Aysgarth Court offers a tranquil environment, perfect for leisurely walks and outdoor activities. The surrounding area also includes leisure facilities, enhancing the lifestyle on offer. This property is a rare find and is sure to appeal to those seeking a tranquil yet vibrant community. Don't miss the opportunity to make this delightful house your new home.

Don't miss the opportunity to make this exceptional property your new home and contact Shankland Barraclough Estate Agents in Otley.

Menston

Aysgarth Court forms part of the High Royds development, a much acclaimed scheme set within grounds of approximately 200 acres of park and woodland that includes mature landscapes with scenic views, ponds, cricket pitch, tennis courts and bridleways. The location is perfect for those that enjoy outdoor pursuits with access to additional neighbouring countryside nearby. This popular development is on the fringe of the sought after village of Menston, which is a thriving village with local shops and its own railway station providing regular services and a comfortable commute to Leeds, Bradford and Ilkley. The property is in the catchment for excellent local primary and secondary schools.

The Accommodation...

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

Ground Floor

Spacious Entrance Hall

An inviting and welcoming entrance hall with high ceilings having recessed spotlights, radiator, tiled floor and cloakroom off.

Cloakroom

With a low suite w.c and pedestal wash hand basin. Heated towel rail, part tiled walls and tiled floor.

Sitting Room 23'8" x 20'2" (7.21m x 6.15m)

A stunning large reception room with high ceiling and enjoying a triple aspect with windows to both side elevations with a bay window to the front overlooking the delightful communal grounds. Four radiators and door into:

Breakfast Kitchen 19'4" x 13'10" (5.89m x 4.22m)

A sleek and stylish breakfast kitchen with a range of modern base and wall units incorporating cupboards, drawers and granite work surfaces with upstands. Inset stainless steel sink unit with mixer tap and a range of integrated appliances including a fridge/freezer, dishwasher, washing machine, electric oven, microwave and four ring gas hob with stainless steel hood over. Breakfast island with cupboards, recessed spotlights, two radiators and tiled flooring.

First Floor

Landing

Spacious landing with wall light point and airing cupboard housing the hot water cylinder.

Bedroom 1. 15'5" x 13'6" max (4.70m x 4.11m max)

A wonderful master suite with fitted headboard and again enjoying a triple aspect with windows to the side and bay window to the front elevation enjoying a delightful outlook. Two radiators and access into dressing room and en-suite shower room.

Dressing Room 10'7" x 4'9" (3.23m x 1.45m)

With fitted wardrobes, drawers and window to the side elevation.

En-Suite Shower Room

With a white suite comprising a tiled shower stall, low suite w.c and pedestal wash hand basin. Fully tiled walls and floor and window to the side elevation.

Bedroom 2. 12'3" x 9'9" (3.73m x 2.97m)

Double bedroom with recess giving room for a freestanding wardrobe, radiator and window to the side elevation.

Bedroom 3. 12'0" x 9'9" (3.66m x 2.97m)

A third double bedroom again having a recess for a wardrobe, radiator and window to the side elevation.



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Bathroom

A generous family bathroom with a white four piece suite comprising a tiled bath, wet room style shower, low suite w.c and his and her sinks. Heated towel rail, recessed spotlights, tiled walls and floor.

Outside

The property has a covered terrace ideal for alfresco dining with an attractive outlook onto the communal grounds. The apartment also comes with an allocated parking space and is situated in extensive communal grounds which boast a range of leisure amenities including tennis courts, cricket and football pitches and maintained bridleways ideal for walking.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Allocated Parking Space

Please note there is a service charge of £605 per annum for cost of maintaining the communal grounds.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 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

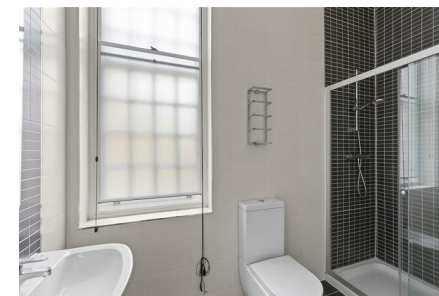
Surface Water - Very Low

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 Leeds

Leeds City Council Tax Band . For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.



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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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

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

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.

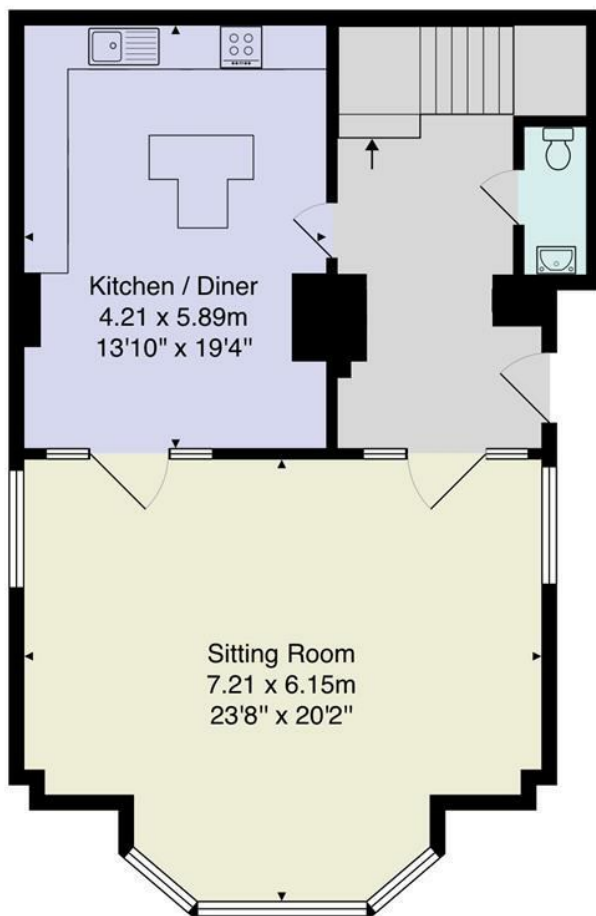
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

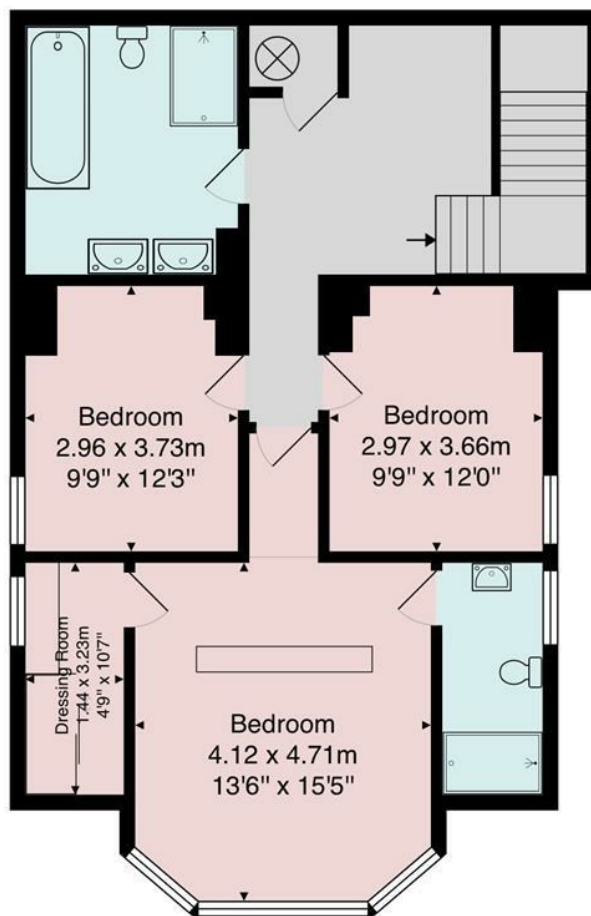
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



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Ground Floor



First Floor

Total Area: 169.5 m² ... 1825 ft²

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.

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