



# 9 MENSTON HALL FARNLEY ROAD MENSTON LS29 6GA

**75% share - £175,000**

## FEATURES

- Prime Village Location
- 75% Shared Ownership
- Two Bedrooms
- Excellent Living Space
- Close to Station, Shops & Schools
- Spacious Apartment
- Potential to Purchase 100%
- Allocated Parking
- Adjoining Menston Park
- EPC Rating B / Leasehold / Council Tax C



# Spacious Two Bedroom Apartment in the Heart of Menston

Nestled in the charming village of Menston, this purpose-built apartment on Farnley Road presents an excellent opportunity for prospective buyers. With a 75% share available, or the potential to purchase 100%, this property is ideal for those looking to invest in a delightful home in a vibrant community.

The apartment boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. Its deceptively spacious layout ensures that every corner of the home is utilised effectively, making it perfect for both individuals and small families. The pleasant green outlook adds to the appeal, offering a serene environment that enhances the overall living experience.

Situated in the heart of the village, this property enjoys a prime location close to local amenities. Residents will benefit from easy access to nearby parks, schools, and the train station, making commuting and leisure activities incredibly convenient. The surrounding area is known for its friendly atmosphere and community spirit, making it an ideal place to call home.

In summary, this apartment on Farnley Road is a wonderful opportunity for those seeking a comfortable and spacious living space in a desirable location. With its attractive features and proximity to essential services, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

## Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

## The Accommodation...

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

## Ground Floor

## Communal Entrance

Communal entrance hall with entry phone system to the apartments, and stairs to the upper floors.

## First Floor

### Entrance Hall

A private and spacious entrance hall making a welcoming entrance to the apartment, with entryphone system to the main communal door, and large store cupboard housing the boiler.

### Living Kitchen 25'4" x 13'7" overall (7.72m x 4.14m overall)

A fantastically versatile space, an ideal blend of open plan living, whilst still retaining distinct spaces within.

The well-equipped kitchen has an excellent range of base and wall units providing ample storage, with central space for a good sized dining table. Integrated appliances include an electric oven, gas hob, plumbing for a washing machine and dishwasher, and space for a freestanding fridge freezer.

Moving through to the living space, flooded with light from four attractive sash windows looking towards the park. There is a useful and good sized recess attached to the main living space, currently separated to create a further sleeping area but would equally work well as a home work space.

### Bedroom 13'3" x 13'1" (4.04m x 3.99m)

A spacious and bright room with twin windows to the rear.

### Bedroom 10'10" x 8'7" (3.30m x 2.62m)

A further good sized bedroom with window to the rear and laminate flooring.

## Bathroom

A smart and again spacious bathroom fitted with a panelled bath with shower over, twin basin vanity unit with drawers, low suite wc and space for a tumble dryer.

## Outside

Menston Hall stands within delightful communal grounds, and is directly adjacent to Menston park, making for a lovely position for a variety of buyers. The property has one allocated parking space, with visitor parking also available.



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### Tenure, Services And Parking

Tenure: Leasehold 125 years from April 2011, approximately 110 years remaining.  
Service Charge & Ground Rent: Service charge of £1,154.88 per annum, which includes the Ground Rent, payable to the Freeholders, InCommunities. A rent of £120.61pcm is payable on the remaining 25% share held by InCommunities.  
All Mains Services Connected  
Parking: Allocated Off Street

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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>

### Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band C. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

### 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](mailto: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



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### **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.

### **Offer Acceptance & AML Regulations**

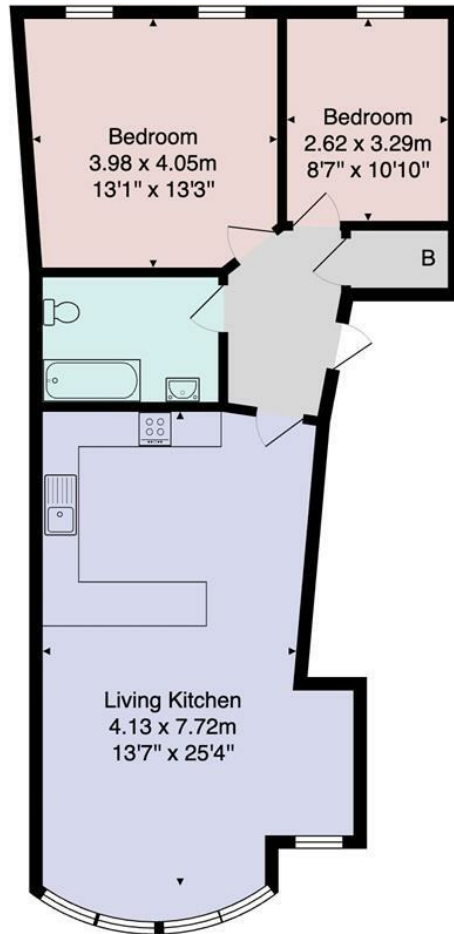
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.

### **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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.



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