



# 19 ESCROFT COURT 1 CLIFFORD DRIVE MENSTON LS29 6FE

Asking price £140,000

## FEATURES

- Light & Airy Second Floor Apartment
- Double Bedroom With Freestanding Wardrobe
- Allocated Parking Space & Additional Visitors Parking
- Ideal Opportunity For A Variety Of Purchasers Including Couples & First Time Buyers
- Open Plan Living Area With Adjoining Kitchen
- Modern Bathroom With A White Three Piece Suite
- Use Of Extensive Communal Grounds & Leisure Facilities
- Tenure Leasehold / Council Tax Band A / EPC Rating C



# Light & Airy 1 Bedroomed Second Floor Apartment

Welcome to this charming purpose-built apartment located in the serene setting of Escroft Court, Menston. This delightful property features a well-designed open plan living area that seamlessly connects to the adjoining kitchen, creating a bright and inviting space perfect for relaxation and entertaining.

The apartment comprises one generous bedroom and a modern bathroom, making it an ideal opportunity for a variety of purchasers, including couples and first time buyers seeking a comfortable home. The property is set within approximately 200 acres of beautiful park and woodland, providing residents with access to stunning natural surroundings and leisure facilities, perfect for outdoor enthusiasts.

Additionally, the apartment benefits from an allocated parking space and additional visitors spaces, ensuring convenience for residents and their guests. This property not only offers a peaceful retreat but also a vibrant community atmosphere, making it a wonderful place to call home.

If you are looking for a blend of comfort, convenience, and natural beauty, this apartment in Menston is certainly worth considering. To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

## 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 ELECTRIC CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Hall

A welcoming entrance hall having two useful store cupboards with one housing the hot water cylinder.

#### Sitting Room/Dining Room 16'4" x 10'10" (4.98m x 3.30m)

A light and airy, good sized reception space having plenty of room for a suite and dining table enjoying French doors to the front elevation onto the Juliette Balcony. Entry phone system, electric radiator, recessed spotlight and adjoining:

#### Kitchen 8'11" x 6'2" (2.72m x 1.88m)

With a range of base and wall units incorporating cupboards and under-unit lighting with co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink with mixer tap and integrated electric oven with a four ring ceramic hob having a stainless steel hood over. Plumbing for an automatic washing machine, space for a freestanding fridge/freezer, vinyl flooring, recessed spotlights and window to the front elevation.

#### Bedroom 13'0" x 10'10" (3.96m x 3.30m)

A generous double bedroom with fitted wardrobe, electric radiator, recessed spotlights and window to the front elevation.

#### Bathroom

A modern house bathroom having a white three piece suite comprising a panelled bath with shower over, low suite w.c and wash basin with cupboard under. Part tiled walls and tiled floor, heated towel rail and recessed spotlights.

#### Outside

The apartment comes with an allocated parking space along with additional visitors spaces also available. The apartment is situated in the High Royds development which benefits from 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: Leasehold with the remainder of a 125 year lease which commenced on the 1st January 2007, so approximately 106 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £1,265.15 per annum.

GROUND RENT: We are advised that the ground rent is £251 per annum.

MANAGEMENT COMPANY: Trinity (Estates) Property Management Limited, Lea River



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

House, 142 Lower Luton Road, Harpenden,  
Hertfordshire, AL5 5EQ

**SERVICES:** Mains water, drainage and electricity are installed.

**PARKING:** Private Allocated Parking Space With Additional Visitor Parking Spaces Available

### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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 -  
Rivers & Sea -

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 A. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### **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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### **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.

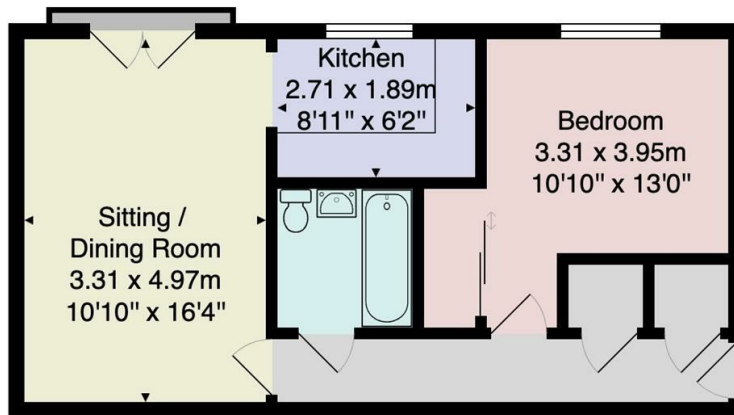
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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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Total Area: 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup>

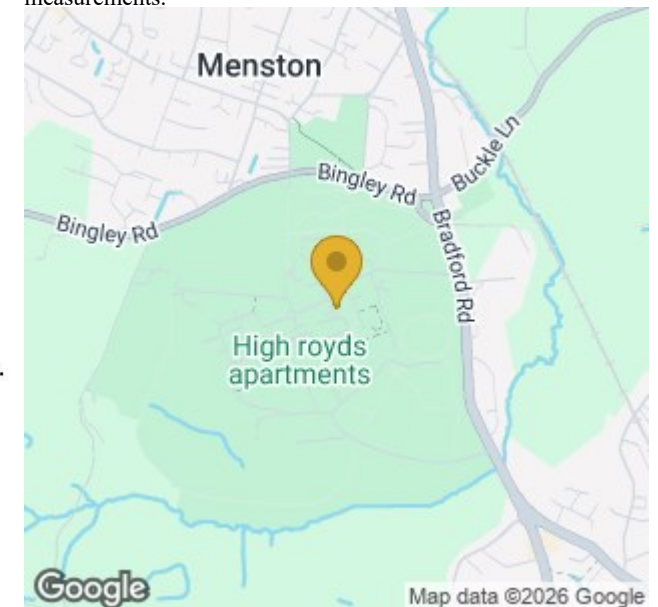
All measurements are approximate and for display purposes only.

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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



Call us on 01943 889010  
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