



# 23 ST. PETERS WAY MENSTON LS29 6NY

**Asking price £175,000**

## FEATURES

- Well-Proportioned Ground Floor Apartment
- Light And Airy Sitting Room With Private Access To Communal Gardens
- Two Good Sized Bedrooms Both With Recessed Fitted Wardrobes
- Delightful Communal Grounds & Communal Car Park For The Residents
- Within Comfortable Walking Distance Of The Villages Amenities
- Useful Entrance Hall With Storage Cupboards
- Well-Equipped Kitchen With A Brand New Gas Hob
- Shower Room With White Three Piece Suite
- Tenure Leasehold / Council Tax Band B / EPC Rating D
- Having The Advantage Of Having No Onward Chain




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# Light & Airy Ground Floor Apartment In The Heart Of Menston

Nestled in the charming village of Menston, this delightful apartment on St. Peters Way offers a perfect blend of comfort and convenience. The property features a light and airy sitting room, which provides a welcoming space for relaxation and entertainment. This room also boasts private access to the beautifully maintained communal gardens, allowing you to enjoy the outdoors right at your doorstep.

The apartment comprises two good-sized bedrooms, each thoughtfully designed with recessed fitted wardrobes, providing ample storage space while maintaining a clean and uncluttered aesthetic. The well-equipped kitchen is a highlight, featuring a brand new gas hob, making it an ideal space for culinary enthusiasts to prepare delicious meals.

Situated within a comfortable walking distance of the village's amenities, this property ensures that you have easy access to local shops, cafes, and other essential services. Additionally, the advantage of having no onward chain makes this apartment an attractive option for those looking to move in without delay.

This property is perfect for first-time buyers, downsizers, or anyone seeking a peaceful retreat in a vibrant community. With its appealing features and prime location, this apartment is a wonderful opportunity not to be missed.

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

### Ground Floor

#### Communal Entrance

With private storage cupboard and stairs up to the upper floor.

#### Entrance Hall

With entry phone system and two very useful storage cupboards providing excellent storage.

#### Sitting Room 17'9" x 11'4" (5.41m x 3.45m)

A terrific living space have plenty of room for a suite as well as a dining table and chairs. With two radiators, ceiling cornice, and enjoying a dual aspect with window to the side elevation and sliding door out to the communal gardens. Sliding door into:

#### Kitchen 10'0" x 8'1" (3.05m x 2.46m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset one and a half bowl sink with mixer tap and integrated electric oven with a brand new four ring gas hob having a stainless steel hood over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine and cupboard housing the central heating boiler. Radiator, laminate flooring and window to the side elevation.

#### Bedroom 1. 11'4" x 9'9" (3.45m x 2.97m)

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

#### Bedroom 2. 9'9" x 8'1" (2.97m x 2.46m)

Another good sized bedroom, which could also be utilised as a study or hobbies room, again having recessed wardrobes, radiator and window to the front elevation.

#### Shower Room

With a white three piece suite comprising a tiled shower stall with low suite w.c and wash basin with cupboards under. Heated towel rail, fully tiled walls and floor.

#### Outside

The apartment is set in attractive well-maintained communal lawned gardens with flower borders. A stand out feature of this particular apartment is it enjoys its own private access to the gardens from the sitting room.

#### Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 999 year lease which commenced on the 15th January 1989, so approximately 962 years remaining.

SERVICE CHARGE: We are informed by our clients that the current service charge is £1,356 per annum, which works out at £113 per month.

MANAGEMENT COMPANY: Benjamin Bentley & Partners, Close House, Giggleswick, North Yorkshire, BD24 0EA on behalf of St Peter's (Menston) Management Limited.

SERVICES: All Mains Services Are Installed.

PARKING: Residents of St Peters Way have access to a communal parking area.

Please note as per the conditions in the lease, Pets are not permitted at this property



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### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 75 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 - High  
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 Bradford

City of Bradford Metropolitan District Council Tax Band B. 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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### **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.

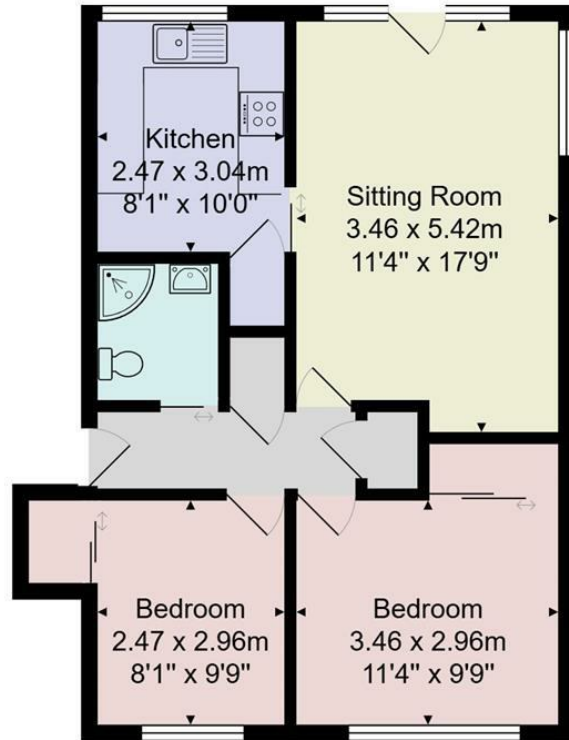
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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: 57.5 m<sup>2</sup> ... 619 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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Call us on 01943 889010  
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[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
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.



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