



Escroft Court Clifford Drive, Menston Ilkley LS29 6FE

welcome to

Escroft Court Clifford Drive, Menston Ilkley

A modern ground floor apartment featuring two good size bedrooms, open plan living, allocated parking and well-kept communal gardens. Nicely presented throughout and set in a highly desirable location. A perfect opportunity for first time buyers.



Hallway

With two storage cupboards and access to all rooms.

Lounge

Open to the kitchen, a bright and airy room having an attractive fireplace and fully glazed patio doors opening to the communal garden.

Kitchen

Open to the lounge, the kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for further appliances.

Bedroom One

A good size double bedroom with space for free standing furniture.

Bedroom Two

A good size second bedroom with space for free standing furniture.

Bathroom

With tiling to splash areas and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Outside

There is an allocated parking space and access to communal gardens.



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Escroft Court Clifford Drive, Menston Ilkley

- GROUND FLOOR APARTMENT
- TWO GOOD SIZE BEDROOMS
- OPEN PLAN LIVING
- ALLOCATED PARKING SPACE
- WELL MAINTAINED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1265.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEA107427 - 0006

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william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)