Harrison Robinson

Estate Agents



36 Clock Tower High Royds Court, Menston, LS29 6GW

Offers Over £350,000

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GROUND FLOOR

Communal Entrance
A solid timber door opens into a well presented, communal entrance area with practical, carpeted flooring and intercom system. Stairs lead to the upper floors.

FIRST FLOOR

Entrance Hall
A solid timber entrance door opens into a spacious, light and airy, welcoming entrance hall with a tall window to the front elevation, allowing ample natural light, with smart plantation shutters and Amtico flooring. Doors lead into the beautiful, open plan living dining kitchen, two, double bedrooms, the house bathroom and a most useful walk- in cupboard providing excellent storage and housing the gas central heating boiler.

Open Plan Living Area
29'2" x 23'7" (8.9 x 7.2)
A stunning, generously proportioned, open plan kitchen/dining/living space, with bespoke fitted units to one alcove, space for a flat screen, wall mounted TV, and a beautiful, recessed, log effect, electric fire creating a fabulous focal point to the room. Recessed ceiling lights. Amtico flooring. This large room enjoys an abundance of natural light courtesy of one window to the front elevation, two to the rear, with plantation shutters, and three Velux windows. The beautifully presented fitted kitchen comprises of a range of fitted cabinetry with Quartz worksurfaces and upstands and a good sized central island housing cupboards, drawers and wine fridge providing seating for four people. Appliances include electric oven and microwave with warming drawer, four ring induction hob with extractor over, dishwasher, fridge/freezer and washer/dryer. A Belfast sink with mixer tap sits beneath a large window to the front. There is ample space for a dining table making this a most sociable room, ideal for entertaining friends and family. High ceilings add to the feeling of grandeur.

Master Bedroom
15'8" x 10'2" (4.8 x 3.1)
A fabulous double bedroom with carpeted flooring, radiator and window to the rear elevation, with plantation shutters. Incorporating an elegant dressing area and with a door leading into:

En Suite Shower Room
Beautifully presented with low level W.C., wall mounted handbasin with chrome mixer tap and a large shower cubicle with thermostatic drench shower, heated towel rail, attractive wall and floor tiling. Window to the rear elevation with plantation shutters.

Dressing Area
With bespoke, built-in wardrobes and drawers, offering generous hanging space and well designed storage.

Bedroom Two
13'5" x 9'6" (4.1 x 2.9)
A second double bedroom with window to the rear elevation, with plantation shutters, carpeted flooring and radiator.

Bathroom
A superb, three-piece house bathroom with low level W.C., wall mounted handbasin with chrome mixer tap and bath with thermostatic, drench shower and heated towel rail. Beautiful, fully tiled walls and floor.

NOTES
We are advised by our vendor that the apartment is leasehold with the remainder of a 999 year lease from 2006 with 980 years remaining. There is an approximate annual service charge of £3,014.52 for 2025. The service charge covers maintenance of the external structure, cleaning of communal areas, ground maintenance and buildings insurance. The property is Grade II listed.

OUTSIDE

Communal Grounds And Ballroom
The apartment is situated in beautiful, open communal grounds which enjoy a parkland feel and extend to around 200 acres to include tennis courts, a cricket pitch, ponds and bridleways to explore. All residents of Clock Tower benefit from access to an impressive central ballroom, which serves as a communal lounge with comfortable furniture.

Allocated Parking
There is an allocated parking space close to the property.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

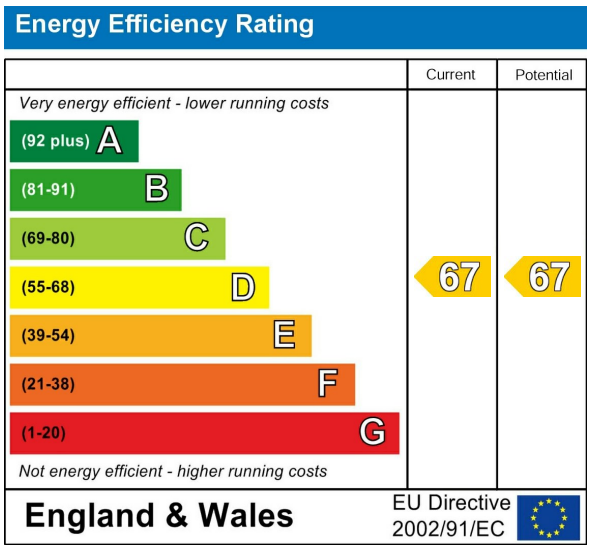






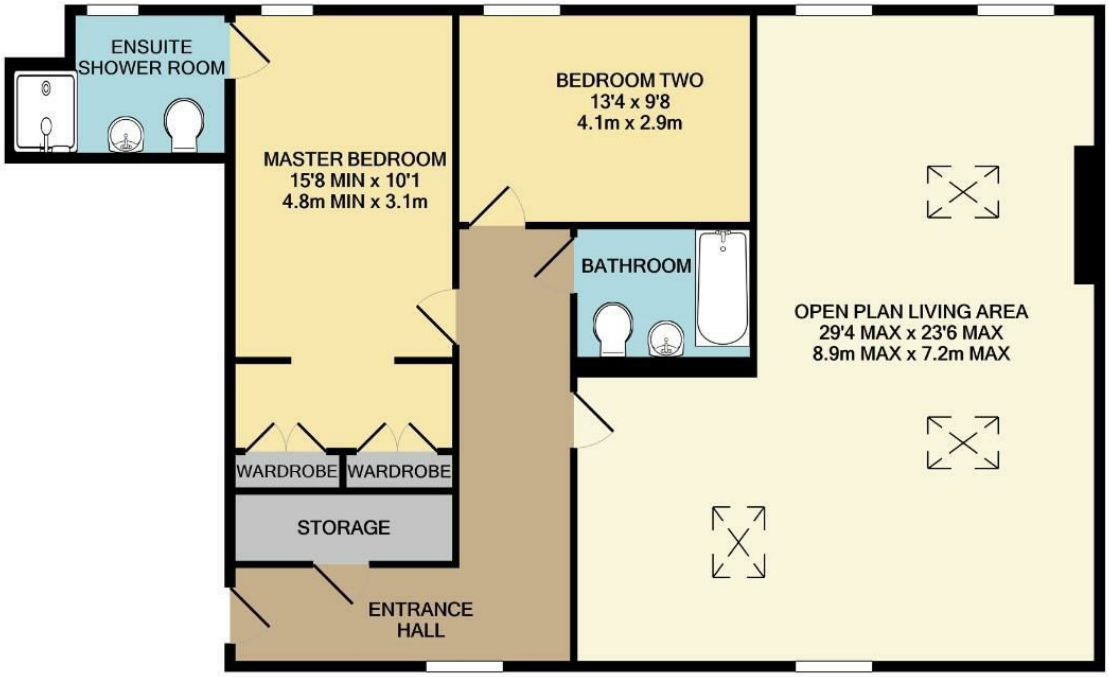


- Stunning First Floor Apartment
- Two Double Bedrooms, The Master Enjoying A Dressing Room And En Suite
- High Ceilings And Deep Skirtings
- Beautiful Open Plan Living Dining Kitchen
- Immaculate Three Piece Bathroom
- High Quality Fixtures And Fittings Throughout
- One Allocated Parking Space
- Fabulous Setting Within 200 Acres Of Parkland
- Walking Distance To Village Amenities And Train Station
- Council Tax Band E









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TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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