



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

ELMETE GRANGE





# Elmete Grange, Menston, LS29

£225,000



This well presented two bedroom first floor apartment, with its own personal entrance door is conveniently positioned for village centre amenities, the park and the station. The apartment offers spacious accommodation that has been modernised and presented to an good standard throughout including both modern kitchen and shower room along with a good sized living/dining room. There are two double bedrooms with ample storage as well as a generous storage cupboard in the hallway. The apartment also benefits from lovely far reaching views towards the Chevin as well as views towards the park. There are well maintained communal gardens along with a garage which is en bloc to the rear with an allocated space in front.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. There are village amenities available locally and further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.

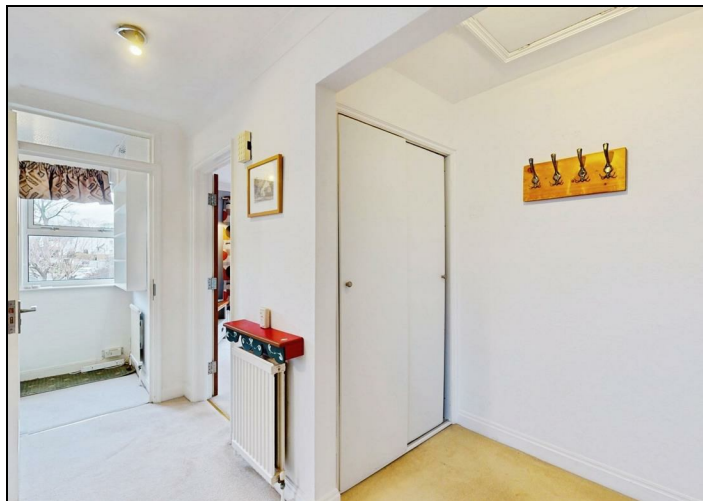
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## KEY FEATURES

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GENEROUS LIVING/DINING ROOM
- CENTRAL VILLAGE LOCATION
- GARAGE & ALLOCATED PARKING
- EPC RATING TO FOLLOW
- COMMUNAL GARDENS
- GREAT OUTLOOK TO PARK & FAR REACHING VIEWS
- COUNCIL TAX BAND C
- NO ONWARDS CHAIN











## DIRECTIONS

From our Hunters offices in Otley, proceed along Kirkgate turning left at the traffic lights onto Westgate. At the roundabout take the second exit onto Bradford Road and continue past The Fox pub. Turn right into Station Road and immediately left and proceed up Leathley Road. At the mini roundabout take the second exit onto Low Hall Road, continuing as the road bends left becoming Farnley Lane. Elmete Grange is located on the right hand side.

## AGENTS NOTES

We have been informed by the vendor that the apartment is held on a 999 year lease with approximately 956 years remaining, and understand that the service charge is £1020.90 per annum with a ground rent of £10 per annum.

Council Tax Band C, Bradford City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

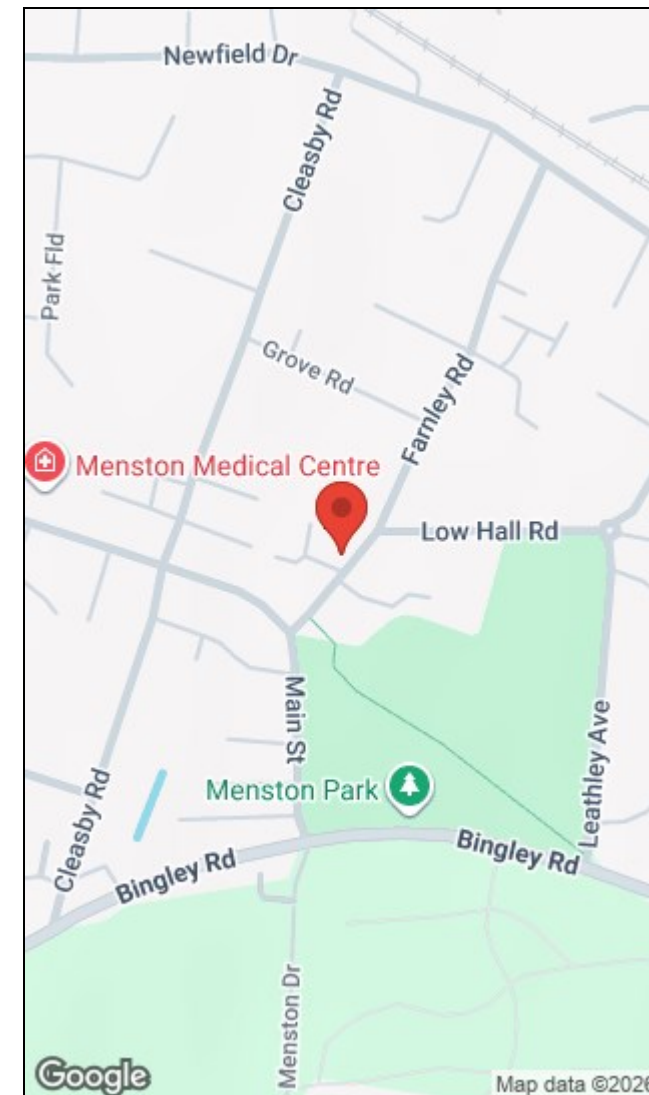
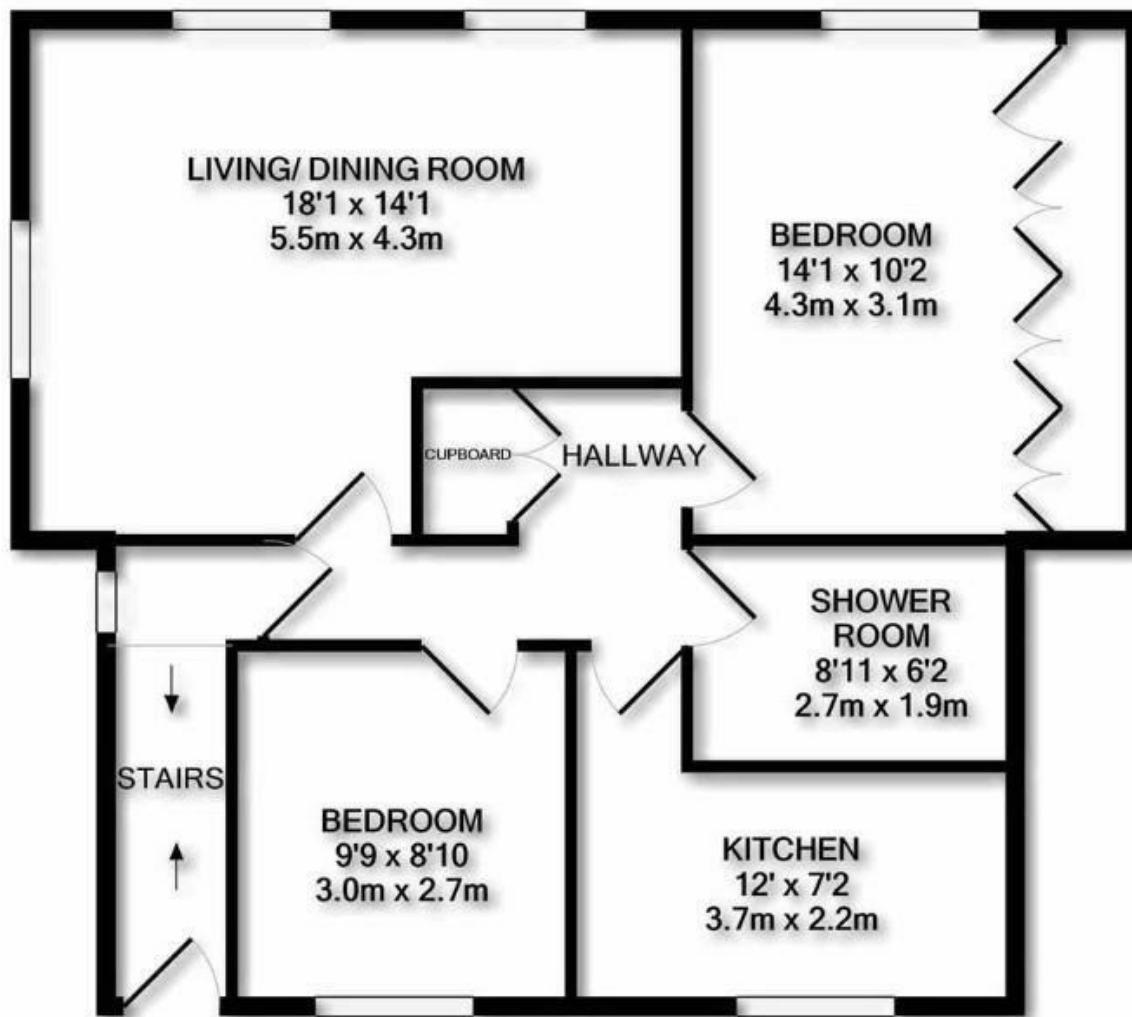
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

## ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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