



# APARTMENT 6 1 LING COURT MENSTON LS29 6QJ

**Asking price £199,950**

## FEATURES

- Light And Airy First Floor Apartment
- Open Plan Living Accommodation With Juliette Balcony
- Two Good Sized Double Bedrooms With Fitted Wardrobes
- Fully Integrated Kitchen And Sitting Area
- Two Allocated Parking Spaces
- An Ideal Opportunity For A Variety Of Purchasers
- Close To Amenities, Transport Links & Local Schools
- En- Suite Shower Room And Bathroom
- Tenure Leasehold / EPC Rating C / Council Tax Band C
- Private Entrance Hall With Large Storage Cupboard With Window



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Light & Airy 2 Bed First Floor Apartment With 2 Bathrooms

Welcome to this charming purpose-built apartment located in the desirable area of Ling Court in Menston. Built in 2004, this first floor apartment offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

The apartment features spacious open plan living accommodation which includes a sitting and dining area as well as a fully integrated kitchen, providing a warm and inviting space for relaxation and entertaining. With two well-proportioned double bedrooms, there is ample room for family or guests, ensuring everyone has their own private retreat. The property also boasts two bathrooms, adding to the convenience and functionality of the living space.

One of the standout features of this apartment is the provision for parking, accommodating up to two vehicles, this added benefit enhances the appeal of the property, making it easier for residents and visitors alike.

Situated in the picturesque village of Menston, this apartment is well-connected to local amenities and transport links, offering a peaceful lifestyle. Whether you enjoy leisurely walks in the surrounding countryside or prefer the hustle and bustle of town life, this location caters to all preferences.

In summary, this delightful apartment in Ling Court presents an excellent opportunity for those seeking a modern, low-maintenance home in a sought-after area. With its thoughtful layout, ample parking, and proximity to local attractions, it is a property 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 ELECTRIC ROOM HEATERS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Communal Entrance Hall

With stairs to the upper floors.

### First Floor

#### Private Entrance Hall

With ceiling cornice, entry phone and large storage cupboard with window to the rear elevation.

#### Open Plan Living Accommodation 19'4" x 16'6" (5.89m x 5.03m)

A terrific light and airy living space incorporating a sitting and dining area as well as a fully fitted kitchen.

The kitchen incorporates a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher, washing machine and electric oven with a four ring hob having a stainless steel hood over. Laminate flooring, ceiling cornice, recessed spotlights, electric heater, Juliette balcony to the front and further window to the side and front elevation.

#### Bedroom 1. 19'4" x 9'10" (5.89m x 3.00m)

Double bedroom with fitted wardrobes and overhead cupboards, ceiling cornice, electric heater and window to the front elevation.

#### En-Suite Shower Room

With a white suite comprising a low suite w.c, wash basin with cupboards under and shower stall. Vinyl floor and recessed spotlights.

#### Bedroom 2. 16'8" x 10'4" (5.08m x 3.15m)

Another good sized double bedroom with fitted wardrobes, electric heater and window to the rear elevation.

#### Bathroom

Having a white three piece suite with a panelled bath, low suite w.c and pedestal wash hand basin. Part tiled walls, vinyl floor, recessed spotlights and window to the rear elevation.

#### Outside

The property benefits from two allocated parking spaces.

#### Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 125 year lease which commenced on the 1st January 2004, so approximately 103 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £1,752 per annum.

The current ground rent is £100 per annum.

MANAGEMENT COMPANY: Trinity (Estates) Property Management Limited, Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire, HP2 7DN

SERVICES: Mains water, drainage and electricity are installed. There is no gas at the property.

PARKING: Two Private Allocated Parking Spaces.

#### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 271 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.gov.uk>

#### Flood Risk Summary

Surface Water - Very Low

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 C. 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### 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

### 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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## Ling Court, Menston, LS29

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft

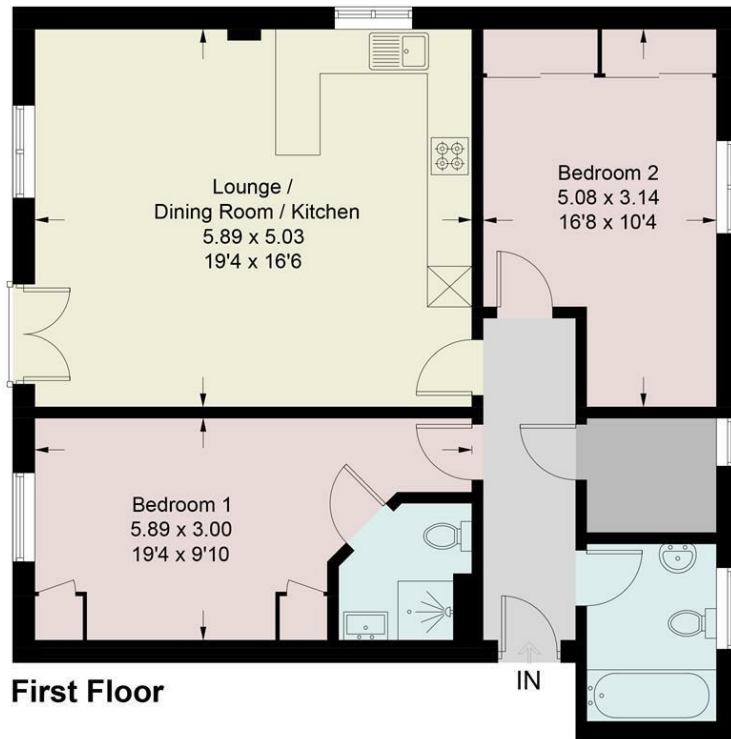


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition  
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| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           |                                                                                                             |
| (81-91) <b>B</b>                            |           | <b>84</b>                                                                                                   |
| (69-80) <b>C</b>                            | <b>71</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  
[info@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)  
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