



Guide Price £260,000

- Deluxe one bedroom second floor apartment with lift access
- Balcony overlooking communal garden
- Fully-fitted kitchen with integrated appliances, including dishwasher, oven, hob, microwave, fridge freezer
- Audio-visual security entry system with viewing monitor and controlled entry to the building
- Sophisticated 24-hour call system linked directly to the on-site team
- On-site parking
- Pets welcome
- Landscaped communal gardens
- Protected by 7-year NHBC warranty

Apartment 53, The Spindles, Bradford Road, Menston, Ilkley

53 The Spindles is a westerly facing one bedroom deluxe apartment with garden view and a pleasant balcony, located on the second floor with lift access.

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Apartment 53, The Spindles, Bradford Road, Menston, Ilkley, West Yorkshire, LS29 6GY

Harrogate 13.5 miles, Leeds 14 miles, Skipton 16 miles (all distances approximate)

General remarks

The Spindles forms a collection of 72 recently built retirement apartments for those aged over 65. Designed to help you make the most of everyday, with an onsite support team available 24/7, 365 days a year.

Enjoy the privacy of your own peaceful apartment, spend a relaxing afternoon in the on-site restaurant, stroll around the landscaped gardens, relax in the homeowners' lounge or coffee lounge. There is also an activity studio, hairdressing salon, therapy suite and cinema room. For visitors there is also a beautifully appointed guest suite.

Apartment 53 is light and airy. The entrance hall has a monitor for the audio video entry security system and a deep utility storage cupboard with plumbing for an automatic washing machine. The lounge dining room is a generous space with a feature fireplace housing a coal effect fire. Double doors lead onto the balcony which overlooks the lovely communal garden. The kitchen has a range of contemporary wall, base

and drawer units with working surfaces over. The integrated appliances (which have barely been used) include oven, hob, extractor, microwave, fridge freezer and dishwasher. The bedroom is also a generous size having fitted wardrobes and a full height window overlooking the garden. The contemporary shower room is fully tiled and has a step in double shower enclosure.

The village of Menston enjoys an appealing semi-rural location on the edge of the Wharfe Valley, a short drive from the towns of Ilkley and Otley. It is also well-positioned for the railways station with frequent daily rail services to the cities of Leeds and Bradford. Menston enjoys a broad provision of everyday amenities including local shops, primary school, churches, pubs/restaurants and a variety of sports clubs with the cricket

Directions

From our office in Burley in Wharfedale proceed down to the mini roundabout and turn right onto Main Street. Follow the road out of the village and at the roundabout turn right onto Bradford Road. Follow this road into the village of Menston and turn right at The Fox public house. Follow this road for a short distance and The Spindles will be found on your right.

What3words sprouted.pylon.crossings

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council, Council Tax Band C

Tenure, Services & Parking

- Leasehold with a monthly service and well-being charge.
- Length of Lease - 250 years starting from 1st January 2023.
- Service charge £733/month. Reviewed yearly.
- Tailored care packages are available at an additional cost.
- Adlington Retirement Living (ARL) is the developer and operator of The Spindles. ARL are members of the Associated Retirement Community Operators and follow the ARCO.
- Pets welcome.
- 7 years NHBC cover remaining.
- Mains electricity, water and drainage is installed. Electric heating is installed.
- On-site residents parking.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

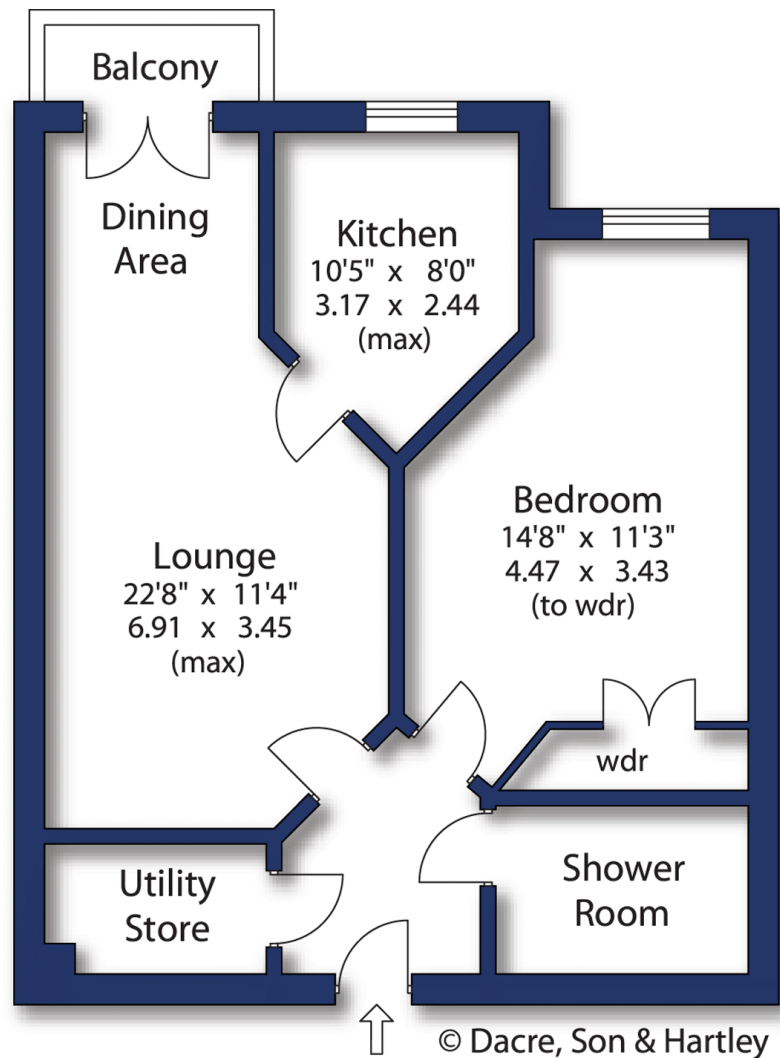
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: OTL260046



Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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