Dacre, Son & Hartley

20 Yorkshire Offices

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7, Aysgarth Court, 3 Clifford Drive, Menston

A wonderful, three bedroom character property with spacious and generous accommodation arranged on one level, with beautiful gardens and allocated parking in this highly regarded and much sought after development.

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7, Aysgarth Court, 3 Clifford Drive, Menston, Ilkley, West Yorkshire, LS29 6FY

Ilkley 7 miles, Leeds 11 miles, Harrogate 14 miles (all distances approximate)

Guide Price: £480,000

- Attractive & characterful, Grade II listed home with high ceilings and tall windows
- Stunning sitting room with windows to four elevations
- Contemporary fitted dining kitchen
- Three double bedrooms & two bathrooms, plus useful office
- Beautifully maintained gardens & two parking spaces







General remarks

This attractive Grade II listed property offers versatile accommodation with a wealth of original features, high ceilings, ornate cornicing and sash windows along with a lovely contemporary feel. The generous proportions of this home need to be seen to be fully appreciated.

The accommodation is arranged over one floor. The welcoming entrance hall with a large built-in cupboard gives access to the kitchen, diner / living room. The kitchen has a full range of contemporary wall, base and drawer units with granite working surfaces. In addition to space for a table, there is a breakfast bar and comfortable seating area.

The lounge certainly presents the 'wow' factor with high ceilings and windows to all four elevations flooding the room with natural light. It is a spacious room ideal for both relaxation and dining.

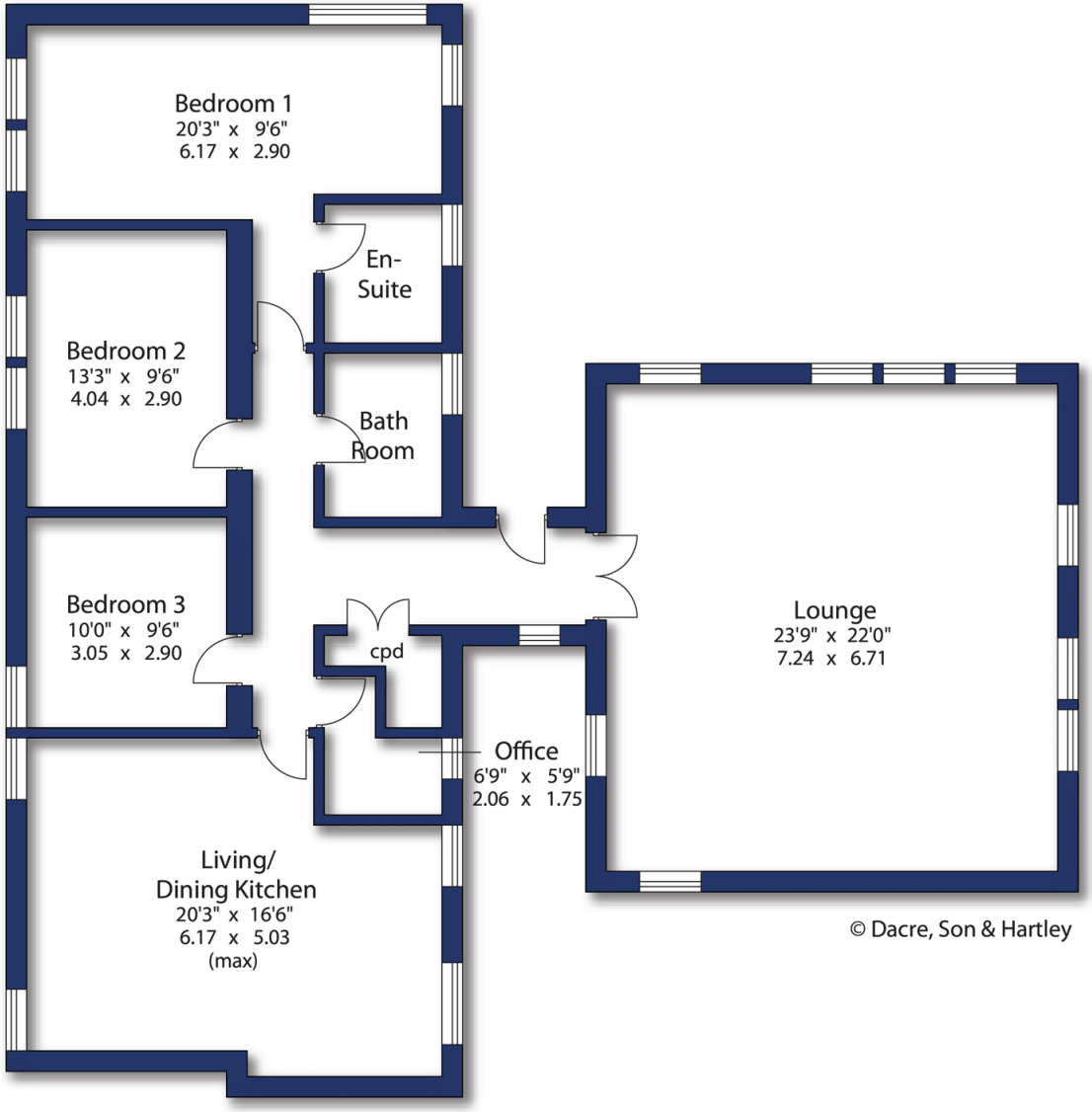
From the entrance hall an inner hallway leads to the master bedroom which has an en-suite shower room. There are two further double bedrooms, both having use of the house bathroom, and a very useful office.

Outside, the beautifully maintained and generous sized garden has been thoughtfully designed with a wonderful array of plants, flowers and shrubs along with lawns and a pleasant, paved seating area. There are two allocated parking spaces.

Aysgarth Court forms part of the High Royds development, a much-acclaimed scheme on a former hospital site towards the periphery of Menston and just a few minutes from the bustling towns of Guiseley, Otley and Ilkley. The property is set within grounds of approximately 200 acres of park and woodland that includes mature landscapes with scenic views, ponds, cricket pitch, bridleways and paths perfect for those who enjoy outdoor pursuits.

Menston itself is a thriving village with local shops, schools and its own railway station providing regular services to Leeds, Bradford and Ilkley. The surrounding business centres of both North and West Yorkshire are within comfortable daily travelling distance.

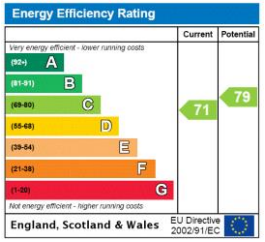
Floorplans



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Dacres Surveys
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CONTACT US

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Directions

From Dacre, Son & Hartley's Burley in Wharfedale office turn right at the mini roundabout on to Main Street. At the roundabout with the A65 turn right continuing up past The Fox public house and through the set of traffic lights with the JCT600 car garage. Continue ahead and at the next set of traffic lights filter right onto High Royds Drive. Continue on High Royds Drive and at the junction continue over the mini roundabout. At the next junction bear left before turning almost immediately left again on to Clifford Drive which will provide access to Aysgarth Court.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- The current service charge is £182.79 per month (£2193.55 per annum) which includes building insurance and external maintenance such as window cleaning and gutters, external decoration and communal gardens, plus maintenance and upkeep of the wider estate, parkland and bridleways.
- The property is a Grade II Listed Building
- All mains services are installed with gas fired central heating
- Two allocated parking spaces

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

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 £24.00 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), Dacre, Son & Hartley reserves 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.