



10 Clock Tower, High Royds Fold, Menston

A stunning, two bedroom, first floor apartment in this prestigious building situated on an award winning development that is set in 200 acres of parkland and woodland.

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10 Clock Tower, High Royds Fold, Menston, Ilkley, LS29 6GU

Ilkley 7 miles, Leeds 10 miles, Harrogate 14 miles (all distances approximate)

Guide Price: £350,000

- A stunning first floor apartment with many unique and original features
- Contemporary kitchen & bathrooms plus two impressive bedrooms
- Two allocated parking spaces
- Enjoying grounds of approx. 200 acres of parkland and woodland
- No onward chain



General remarks

This exquisite apartment is set in the grandeur of a Victorian Clock Tower which formed part of the original hospital buildings. Painstakingly transformed, the beautiful homes in this historic building contain many unique and original features. Skilfully retained and revived during the restoration process, tall windows and high corniced ceilings contribute to the sense of space and abundance of light.

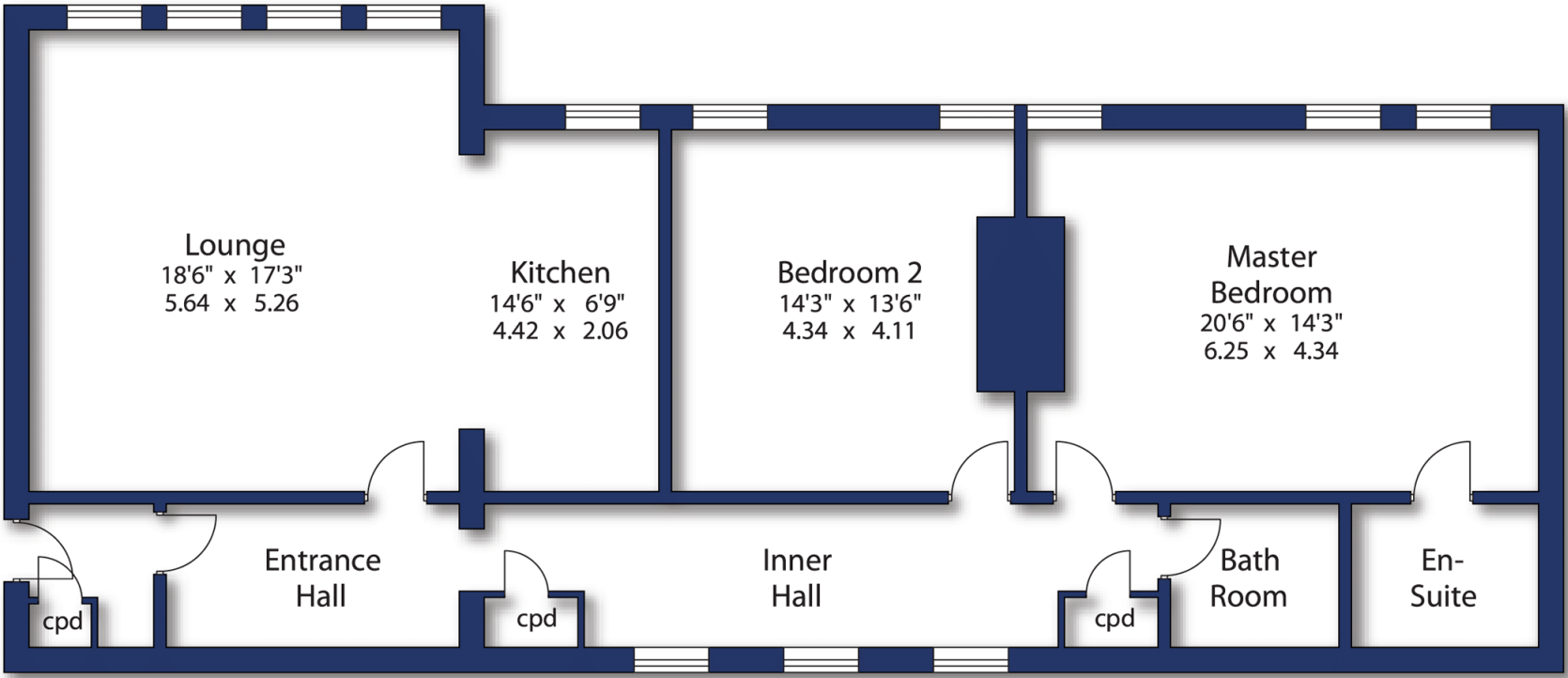
This most generously proportioned apartment is approached through a communal entrance with secure intercom leading to a grand entrance hall with original mosaic floor and tiled walls. A staircase then leads to the first floor and the personal door to the apartment.

On entering the apartment, an entrance lobby leads to the inner hall which is 41' in length with tall windows and doors off to the kitchen, which is open plan on to the lounge and dining room. The kitchen has a range of contemporary wall, base and drawer units with a number of integrated appliances which include oven, combination oven and microwave, fridge and freezer, gas hob, extractor, dishwasher, washing machine, and

the all-essential wine fridge. The lounge area has the tall windows which flood the room with natural light and views over the generous lawns at the front of the property. Both double bedrooms have tall sash windows with the master having an en suite shower room. There is then a superb house bathroom.

The apartment comes with the benefit of two allocated parking spaces and owners of the Clock Tower properties have exclusive use of the rather grand ballroom which is in the original building.

The property is set within grounds of approximately 200 acres of park and woodland that includes mature landscapes with scenic views, ponds, cricket pitch and bridleways perfect for those that enjoy outdoor pursuits. There is also easy access to the additional neighbouring countryside from this popular development on the fringe of the sought after village of Menston. 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 with the centre of Leeds just ten miles away by road, Bradford eight miles distant and Leeds Bradford International Airport is just five miles away.



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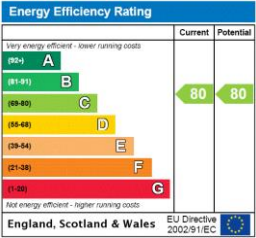
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Directions

Travelling along the A65 from Menston continue through two sets of traffic lights at JCT 600 and then take the second right turn onto High Royds Fold. Follow the road round and you will see Clock Tower straight ahead of you.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- The tenure of the property is leasehold with the balance of a 999 year lease from 1st January 2006.
- Current ground rent & service charge is £3,014.50 per annum
- 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.

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