



Guide Price £425,000

- For Sale by The Modern Method of Auction - T&C's apply
- Subject to Reserve Price
- Buyers' fees apply
- Attractive & characterful, Grade II listed home
- Fabulous open plan living dining kitchen with dual aspect windows
- Two double bedrooms & two bathrooms, plus useful study area
- Generous gardens & two allocated parking spaces
- Part of prestigious High Royds development enjoying extensive mature parkland and woodland

Birkdale, 5 Norwood Drive, Menston

A wonderful, two bedroom character property with a most stylish contemporary finish in this highly regarded and much sought after development with a substantial garden.

Estate Office, Station Road, Burley In Wharfedale,
Ilkley, LS29 7ND

Tel: 01943 862131

Email: burley@dacres.co.uk

dacres.co.uk   



Birkdale, 5 Norwood Drive, Menston, Ilkley, LS29 6GE

Ilkley 7 miles, Leeds 12 miles, Harrogate 15 miles
(all distances approximate)

General remarks

Offered with no onward chain, a beautifully presented and deceptively spacious, two double bedroom, Grade II listed home offering a wealth of character including high ceilings, deep skirtings, wide doorways and sash windows.

One enters into a light and airy hallway with quality wood effect flooring. A door leads into the open plan living area with kitchen

and dining area. The kitchen has modern wall, base and drawer units, working surfaces over and a wide range of high quality integral appliances that includes two ovens, hob, extractor, dishwasher, fridge and freezer. A generously proportioned, double aspect lounge dining room has the benefit of tall sash windows and a large arched window, affording the whole area a great deal of natural light. From the inner hallway there is access to the utility room and a very handy open study area. There are two double bedrooms with the master having fitted wardrobes, a deep bay window and a superb ensuite shower room. The second bedroom has double doors leading outside and has use of the contemporary house bathroom.

Outside, the garden has an extensive lawned area which is enclosed by low stone walling and attractive wrought iron railings. The borders are planted with a variety of shrubs and flowers with a pleasant decked area for outside entertaining. The property has two allocated parking spaces.

Beyond the property boundaries are fantastic, communal grounds that extend to around 200 acres and include tennis courts, cricket pitch, ponds and bridleways to explore. While the location, on the periphery of Menston village, gives excellent road access into the region's business centres, Menston railway station is within walking distance of the property and has frequent services throughout the day into the cities of Leeds and Bradford, with onward connections from the former into London Kings Cross. Whilst being an ideal base for the commuter, High Royds Village is also readily accessible to beautiful open countryside. Menston benefits from access to excellent primary and high schools locally.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Directions

On arrival in Menston proceed straight through the traffic lights at JCT and at the next set of traffic lights turn right just before St. Mary's School onto High Royds Drive. Continue straight ahead until reaching a roundabout. Continue ahead and follow the road as it bends to the right and then sweeps around to the left. Follow Norwood Drive bearing to the right and then to the left passing Arkendale Court. Turn right here and follow the road straight through where Birkdale will be found straight ahead of you. What3words: herds.selling.signed

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- The current service charge is £151.27 per calendar month 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 contained within a Grade II Listed Building
- List Entry Number: 1240191
- There is a right of access for a shared walkway with the neighbouring bungalow
- All mains services installed with gas fired central heating
- Two allocated car parking spaces

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

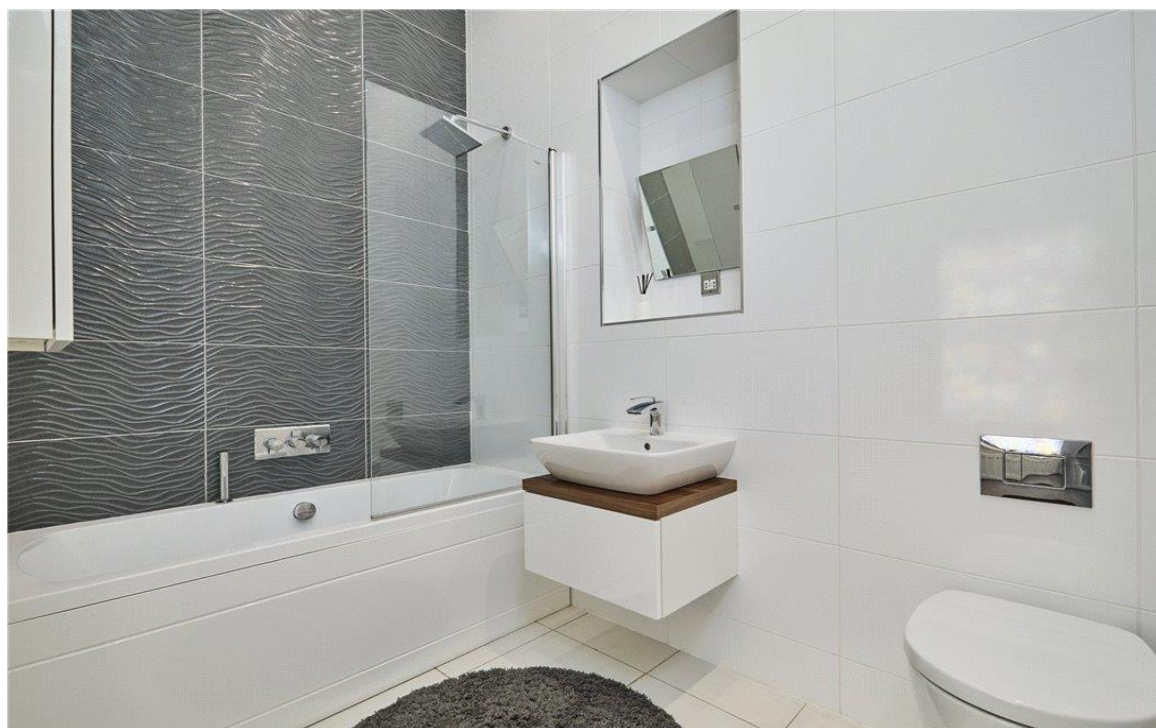
For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Buyer Anti Money Laundering Checks

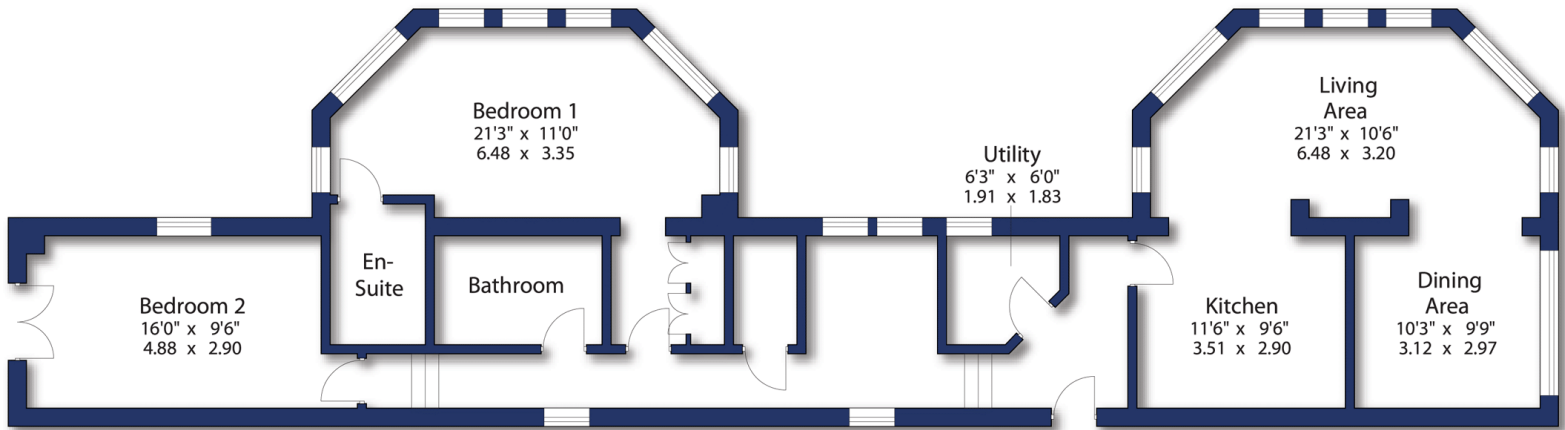
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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.

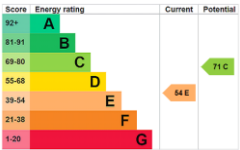


Floorplans



© Dacre, Son & Hartley

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.



Contact us

01943 862131

burley@dacres.co.uk