



1 Rombalds Court, Menston, Ilkley, LS29 6PX

A fabulous two bedroom end townhouse which has been significantly improved by the current owner to now provide a light and airy contemporary home that is ready to move in to, set in the heart of Menston.

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

Tel: 01943 862131

Email: burley@dacres.co.uk

dacres.co.uk   



1 Rombalds Court, Menston, Ilkley, West Yorkshire, LS29 6PX

Guide Price: £289,950

- Beautifully presented throughout
- Superb fitted kitchen dining room
- Light and airy sitting room
- Two good size bedrooms
- Modern house bathroom
- Enclosed South facing garden
- Convenient and popular Wharfedale location



General remarks

Rombalds Court enjoys a very convenient location within a short walk of the centre of this thriving mid Wharfedale village community.

This lovely home benefits from a light and airy lounge which has a feature fireplace housing a living flame coal effect gas fire. The staircase leads from here to the first floor and has useful storage cupboards below. At the rear of the property is the superb, recently installed dining kitchen which has a range of wall, base and drawer units providing ample storage with working surfaces over. There are a number of integrated appliances to include electric hob and oven with extractor over, fridge and freezer, dishwasher and washing machine.

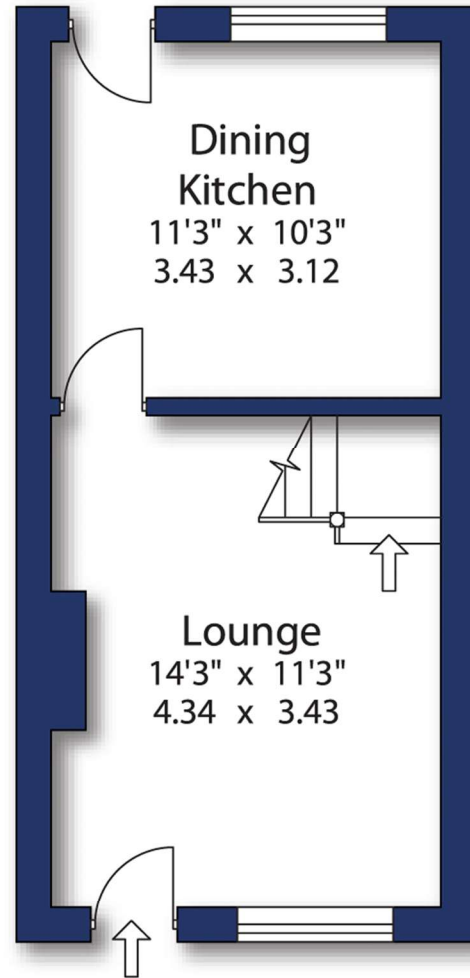
On the first floor there are two generous size bedrooms, the second bedroom having wardrobes and a useful storage cupboard, and a recently fitted house bathroom with shower

facilities over the bath. There is also a large attic space.

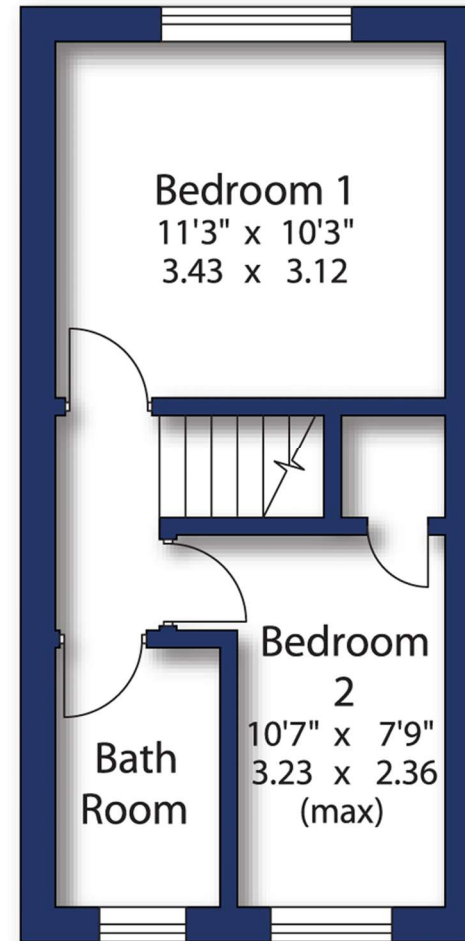
The house sits in a favourable position with a pleasant, enclosed South facing garden to the rear which is mainly paved with Indian stone with planted raised beds and a pleasant seating area. There is also gated access to the parking space at the rear. At the front of the property there is a wall enclosed, low maintenance garden.

The property is situated in the highly sought after village of Menston, which offers a good range of local shopping, schooling and recreational facilities. Menston has its own British Rail Metro station and is ideally placed for comfortable daily travelling to the surrounding business centres of both North and West Yorkshire. Leeds/Bradford International Airport is situated at nearby Yeadon.

Floorplans



Ground Floor



First Floor

© Dacre, Son & Hartley



Mortgage
Advice Bureau

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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.





Local Authority & Council Tax Band

- City of Bradford Metropolitan Council ,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services connected
- Gas fired central heating

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](https://gov.uk/check-for-flooding-in-england)

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: BUR250018

Contact us



01943 862131



burley@dacres.co.uk