DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



## Guide Price £350,000

- No onward chain
- Extended to include dining kitchen, living room, utility and WC
- Two first floor double bedrooms and house bathroom
- Allocated parking nearby
- Enclosed level lawned gardens
- Convenient and popular Wharfedale location

# 12 Rombalds Court, Menston

Available with no onward chain - a much extended and improved, two bedroom end townhouse with conservatory and pleasant, enclosed lawned gardens in a quiet cul-de-sac location close to the heart of Menston village.

Estate Office, Station Road, Burley In Wharfedale, Ilkley, LS29 7ND
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# 12 Rombalds Court, Menston, Ilkley, West Yorkshire, LS29 6PX

Harrogate 11 miles, Ilkley 5 miles, Leeds 11 miles
(all distances approximate)

## General remarks

12 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 living room which leads to a substantial conservatory, as well as a fitted dining kitchen, useful utility and downstairs WC. To the first floor are two double bedrooms and a house bathroom. The house sits in a favourable position with pleasant, enclosed southerly facing gardens having two sitting out areas and lawns, with allocated parking nearby.

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 traveling to the surrounding business centres of both North and West Yorkshire. Leeds/Bradford International Airport is situated at nearby Yeadon.

## Directions

From the traffic lights on Bradford Road, turn right and proceed towards Menston centre, passing Menston Park on the right-hand side. Follow the Main Street, past the two pubs and Rombalds Court will be seen on your left-hand side. Proceed into the development where the property will be seen in front of you, identified by our 'For Sale' board.

what3words classics.printing.tango

## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently D

## Tenure, Services & Parking

- Freehold
- All mains services
- Allocated parking nearby

## 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

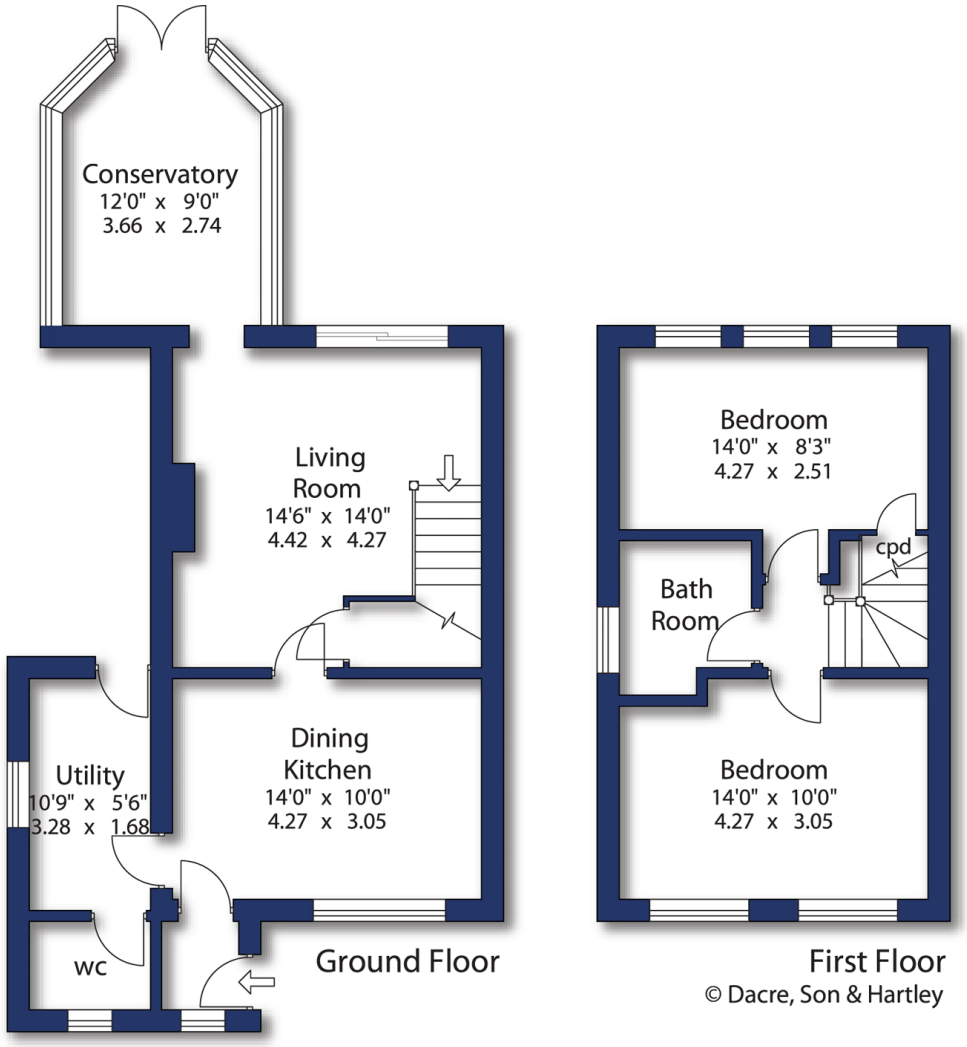
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

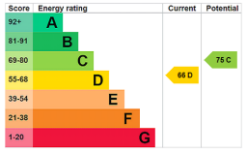
Dacres Ref: BUR260171





# 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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