DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £195,000

- Two bedroom, first floor apartment on prestigious High Royds estate
- Option to purchase 50%
- Generous sitting room with windows to two elevations
- Modern kitchen
- Two good sized bedrooms and house bathroom
- Security intercom
- Allocated parking and visitor parking
- Set amongst extensive mature parkland and woodland

4, Escroft Court, 1 Clifford Drive, Menston

A beautifully presented two bedroom first floor apartment in this highly regarded development on the outskirts of Menston.

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dacres.co.uk







4, Escroft Court, 1 Clifford Drive, Menston, Ilkley, West Yorkshire, LS29 6FE

Ilkley 6.5 miles, Leeds 10.5 miles, Harrogate 14 miles, (all distances approximate)

General remarks

This smartly appointed first floor apartment offers well planned and generously proportioned living accommodation over one level. The accommodation includes a communal entrance hall with intercom with stairs leading to the personal entrance door. On entering the apartment there is an entrance hall with two useful store cupboards off. The principal living space features a fabulous lounge area which has double aspect windows including a door opening onto a Juliet balcony, a modern fitted kitchen has a range of wall, base and drawer units with an integrated electric oven, hob and extractor over. Accessed from the inner hall are two double bedrooms with the master having double aspect windows including a door opening onto a Juliet balcony. There is then a modern fitted house bathroom.
Outside there are well maintained communal gardens and there is an allocated parking space. Additional visitor parking is available.

This price is for100%. If you would prefer 50% equity share with a rental payment of £438.24 for the remaining 50% this too is possible.

The desirable High Royds development is on the fringe of the sought after village of Menston, this apartment is set within grounds of approximately 200 acres of park and woodland that includes mature landscapes with scenic views, ponds, tennis court, cricket pitch, bridleways and paths perfect for those who enjoy outdoor pursuits. The village of Menston enjoys a convenient setting in the Wharfe Valley, a short drive from the local towns of Ilkley and Otley and with the villages own 'Metro' railway station there are frequent services during the day into the local cities of Leeds and Bradford. Menston retains a number of everyday amenities including a post office, primary school, sports clubs, churches and pubs. Leeds Bradford International Airport is just a few miles away.

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 where Escroft Court will be found on the left hand side. What3words: standard.juices.conqueror

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council, Council Tax Band B

Tenure, Services & Parking

- Leasehold with a remaining term of 125 years from 01 January 2007
- This price is for 100%. If you would prefer 50% with a rental payment of £438.24 for the remaining 50% this too is possible.
- Annual Service charge 2025: £1260.00
- The lease prevents subletting
- Pets are permitted however Management Company permission is required for the keeping of dogs.
- Mains electricity, water and drainage are installed. Electric heating. Please note there is no gas at the property.
- One allocated parking space and visitor parking.

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 £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.

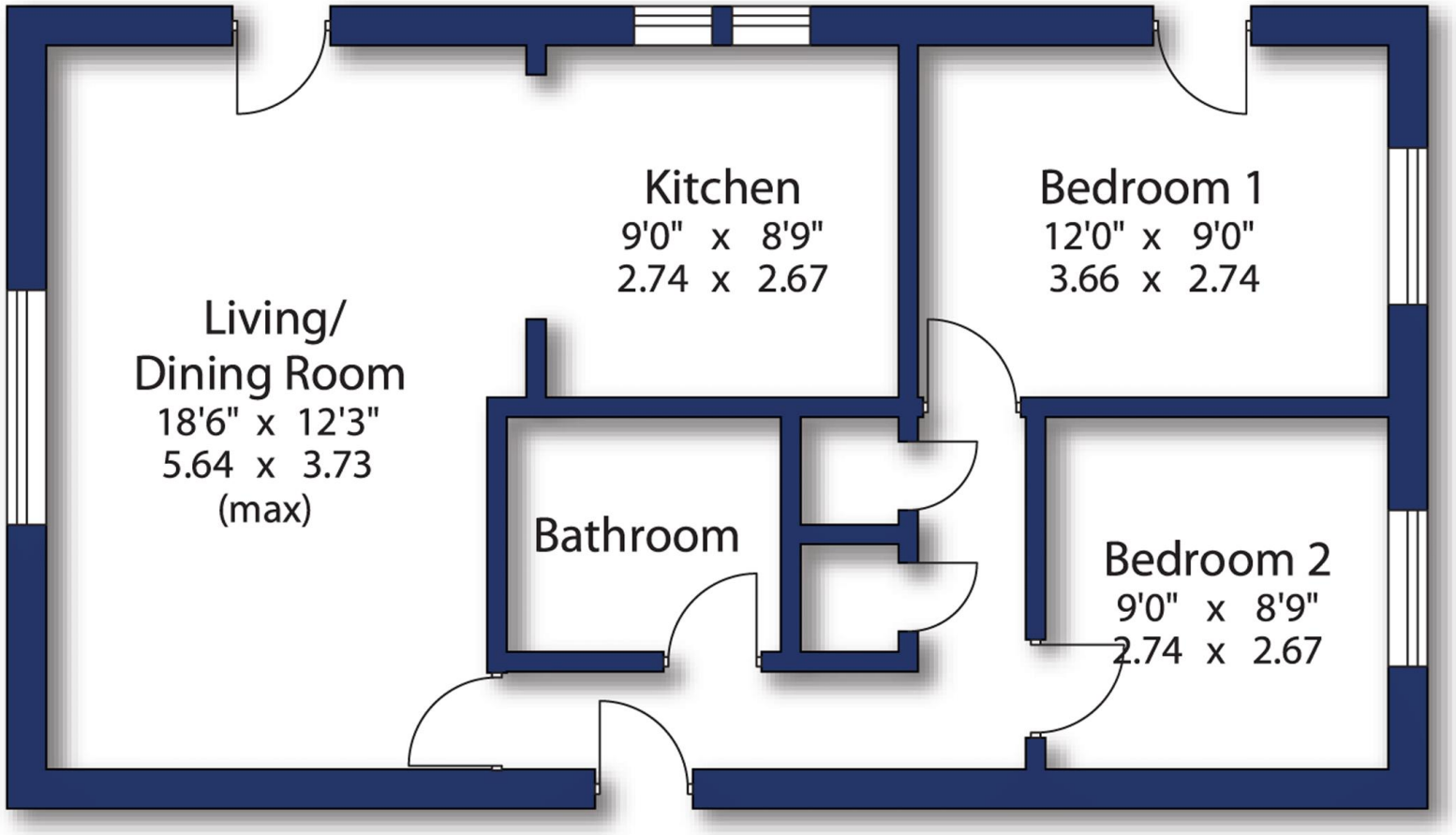
Referral fees

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. Dacres Ref: BUR250156

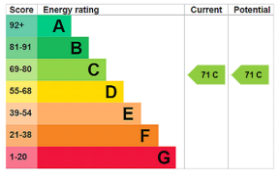




Floorplans



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