



# FLAT 2 CROFT HOUSE 2 CROFT PARK MENSTON LS29 6NA

**Asking price £85,000**

## FEATURES

- First Floor Apartment In The Heart Of The Village
- Long Distance Views Across The Valley
- Advantage Of No Onward Chain
- Double Bedroom With Shower Room
- Allocated Parking Space and Communal Gardens
- Ideal For First Time Buyers
- Open Plan Living Area With Kitchen
- Leasehold / Council Tax Band A / EPC Rating E



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 1 Bedroom First Floor Apartment In The Heart Of Menston Village

Offered with the advantage of having NO ONWARD CHAIN, this attractive first floor apartment offers very economical living within a highly sought after and convenient location, just a stones throw from the centre of Menston Village and its amenities providing a perfect blend of comfort and convenience. The property benefits from attractive long distance view across the valley with an open plan living accommodation having a kitchen off with fitted units including a cooker, washing machine and fridge/freezer. Completing the accommodation is a double bedroom and shower room with a white suite. The apartment has an allocated private off road parking space to the front and delightful communal gardens for the residents to enjoy. Affordable and economical living in the heart of Menston, this light and airy apartment is not to be missed. To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

## Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

## The Accommodation...

The accommodation with ELECTRIC WALL HEATERS, SEALED UNIT SINGLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Communal Entrance Hall

Impressive communal entrance with decorative brick fireplace, ceiling cornice and stairs up to the first floor,

## First Floor

### Entrance Area

With ceiling cornice, dado rail, cloak rail and entry phone system.

### Kitchen 7'7" x 5'2" (2.31m x 1.57m)

With base and wall units incorporating cupboards and drawers and coordinating work surfaces with a tiled splashback. Inset stainless steel sink unit with mixer tap, freestanding Beko fridge/freezer, plumbing for an automatic washing machine and integrated Bush electric oven having a four ring hob and stainless steel hood over. Ceiling cornice, vinyl flooring and opening into:

### Living Area 12'10" x 6'4" (3.91m x 1.93m)

With ceiling cornice, dado rail, electric radiator and window to the side elevation enjoying superb views across the valley.

### Bedroom 7'4" x 7'2" (2.24m x 2.18m)

Having a fitted wardrobe with overhead cupboards, ceiling cornice, electric radiator and window to the rear elevation.

### Shower Room

With a white three piece suite comprising a tiled shower stall with electric shower, low suite w.c, and wash basin with cupboards under. Heated towel rail, part tiled walls, ceiling cornice, vinyl flooring and window to the side elevation.

## Outside

To the front of the property there is an allocated parking space and communal lawn gardens.

## Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 990 year lease which commenced on the 5th March 1979, so approximately 944 years remaining. The Freeholder is HKH Properties.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £1,568 per annum with an annual Ground Rent of £14 per annum.

MANAGEMENT COMPANY: Town & Country Properties, 135 Bolling Road, Ilkley, LS29 8PN

SERVICES: Mains water, drainage and electricity are installed.

PARKING: Private Allocated Parking Space

## Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

## Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band A. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

## Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

**Opening Hours**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

**Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

**Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

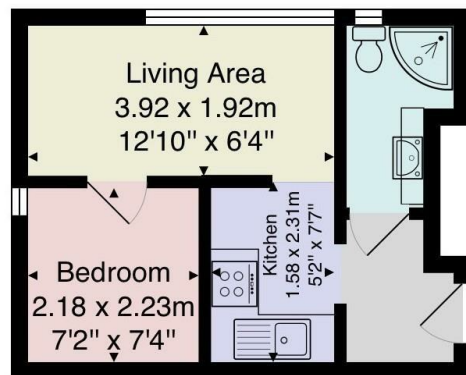
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

**Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Total Area: 22.7 m<sup>2</sup> ... 244 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010  
[info@shanklandbarracloough.co.uk](mailto:info@shanklandbarracloough.co.uk)  
[www.shanklandbarracloough.co.uk](http://www.shanklandbarracloough.co.uk)

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