



# 11 BURNSTALL CRESCENT MENSTON LS29 6FS

**Asking price £175,000**

## FEATURES

- Spacious Top Floor Apartment
- Well-Equipped Dining Kitchen
- En-Suite Bathroom & Separate House Bathroom
- Use Of Extensive Grounds & Sports Facilities
- Ideal Opportunity For A Variety Of Buyers
- Light & Airy Sitting Room
- Two Double Bedrooms With One Having Fitted Wardrobes
- Allocated Parking Space & Additional Visitors Spaces
- Tenure Leasehold / EPC Rating C / Council Tax Band C
- Walking Distance Of Schools, Amenities & Transport Links



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BARRACLOUGH**  
ESTATE AGENTS

# Spacious 2 Double Bedroom Top Floor Apartment in Menston

Welcome to this spacious top floor apartment located on this desirable development. This delightful property boasts two generously sized double bedrooms, one of which features fitted wardrobes, providing ample storage space. The apartment is designed for comfort and convenience, with two well-appointed bathrooms, including an en-suite bathroom attached to the master bedroom.

The living area is perfect for relaxation and entertaining, offering a welcoming reception room and dining kitchen that is both bright and airy as well as being ideal for entertaining.

The apartment benefits from an allocated parking space, ensuring that you have a secure place for your vehicle. Additionally, residents can enjoy the use of extensive grounds, providing a lovely outdoor space to unwind and appreciate the surroundings.

This property is ideal for those seeking a modern living experience in a tranquil setting, while still being close to local amenities. With its thoughtful layout and attractive features, this apartment is a wonderful opportunity for anyone looking to make a new home in a sought-after location.

To arrange a viewing of this terrific apartment 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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Communal Entrance Hall

With stairs to the upper floors.

### Second Floor

#### Private Entrance Hall

With two useful cupboards one housing the hot water tank and boiler with the other providing useful storage with shelving. Entry phone.

#### Sitting Room 15'7" x 12'0" (4.75m x 3.66m)

A light and airy space with radiator and French doors onto the Juliette balcony. Adjoining:

#### Dining Kitchen 15'0" x 13'7" (4.57m x 4.14m)

A modern dining kitchen having a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having up stands. Inset double circular sink unit with mixer tap, integrated appliances including a fridge/freezer, washing machine, dishwasher and electric oven with a four ring ceramic hob having a stainless steel hood over. Vinyl flooring, radiator and window to the front elevation.

#### Bedroom 1. 19'2" x 9'2" (5.84m x 2.79m)

A good sized principal bedroom having fitted wardrobes and two windows to the rear elevation.

#### En-Suite Bathroom

With a white three piece suite comprising a panelled bath with shower attachment, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring, part tiled walls and shaver point.

#### Bedroom 2. 12'8" x 10'5" (3.86m x 3.18m)

Another generous double bedroom with radiator and enjoying a dual aspect with windows to the side and rear elevation.

#### Bathroom

Another modern bathroom having a white three piece suite comprising a panelled bath with shower attachment, low suite w.c and pedestal wash hand basin. Heated towel rail, part tiled walls, shaver point and vinyl flooring.

#### Outside

The apartment comes with an allocated parking space along with additional visitors spaces also available. The apartment is situated in the High Royds development which benefits from extensive communal grounds which boast a range of leisure amenities including tennis courts, cricket and football pitches and maintained bridleways ideal for walking.

#### Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 999 year lease which commenced on the 1st



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January 2006, so approximately 979 years remaining.  
**SERVICE CHARGE:** The current service charge is £2060 per annum with an annual ground rent of £250.  
**MANAGEMENT COMPANY:** Trinity (Estates) Property Management Limited, Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire, HP2 7DN.  
**SERVICES:** All Mains Services Are Installed.  
**PARKING:** Private Allocated Parking Space With Additional Visitor Parking Spaces Available

#### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Superfast Broadband up to 80 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>

#### **Flood Risk Summary**

Surface Water - Very Low  
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

#### **Council Tax Leeds**

Leeds City Council Tax Band . For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

#### **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.

#### **Opening Hours**

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm



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### 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.

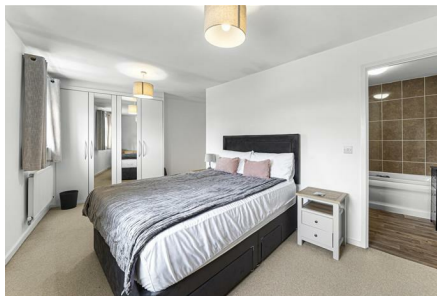
### Mortgage Advice

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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## Burnstall Crescent, Menston, LS29

Approximate Gross Internal Area = 84.4 sq m / 908 sq ft

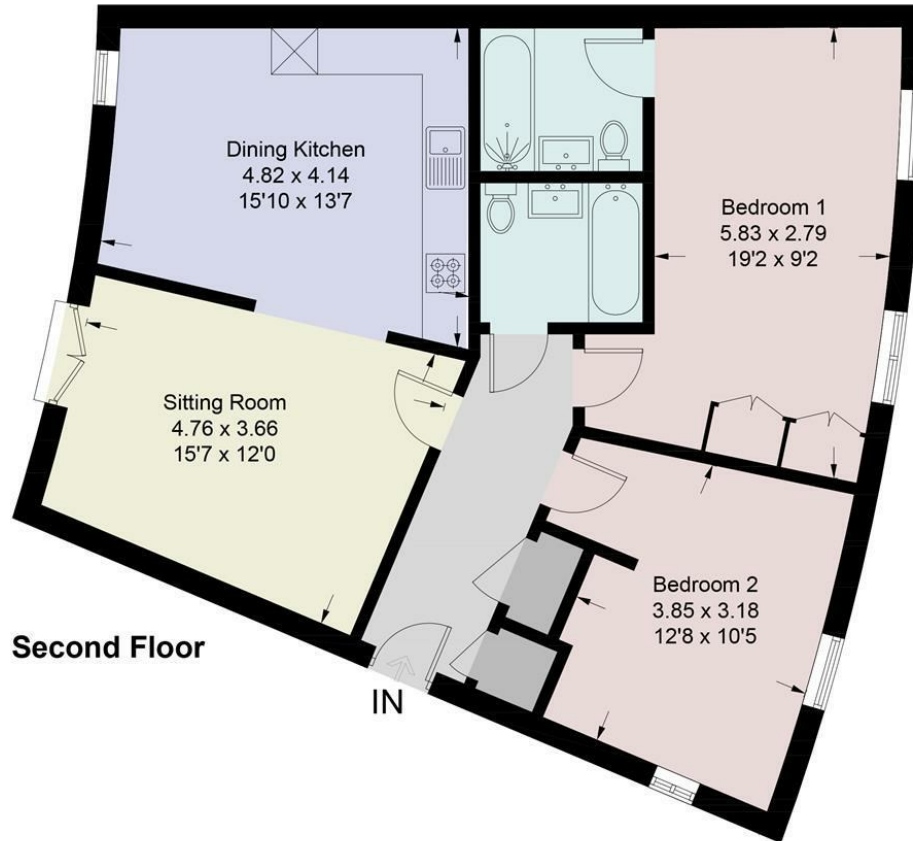


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

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>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

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