



# APARTMENT 48

## 2 LING COURT

### MENSTON

### LS29 6QJ

## Asking price £190,000

#### FEATURES

- Spacious First Floor Apartment In A Popular Residential Area
- Two Double Bedrooms Both Benefiting From Fitted Wardrobes
- En-Suite Shower Room & Further House Bathroom
- Two Allocated Parking Spaces
- Ideal Opportunity For A Variety Of Purchasers
- Village Centre Location Close To Local Amenities & Transport Links
- Large Sitting Room With Ample Room For A 3 Piece Suite, Dining Table & Chairs
- Well-Equipped Kitchen With A Range Of Integrated Appliances
- Leasehold / EPC Rating D / Council Tax Band C



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 ESTATE AGENTS

# Spacious First Floor Apartment Situated In The Heart Of The Village

Situated in the charming village of Menston, this spacious first-floor apartment in Ling Court offers a delightful blend of comfort and convenience. Built in 2005, the property spans an impressive 829 square feet, providing ample space for modern living.

Upon entering, you are welcomed into a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The apartment features two generously sized double bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage space. The master bedroom benefits from an en-suite shower room, adding a touch of luxury and privacy.

The location is particularly appealing, situated in a popular residential area that is just a stone's throw from the village centre. Residents will enjoy easy access to local amenities, making daily errands and leisure activities a breeze.

Additionally, the property includes parking for two vehicles, a valuable asset in this sought-after area. This apartment presents an ideal opportunity for a variety of purchasers, whether you are a first-time buyer, a downsizer, or an investor looking to expand your portfolio.

In summary, this well-located and spacious apartment in Menston is a wonderful choice for those seeking a comfortable and convenient lifestyle. Don't miss the chance to make this lovely property your new home and 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 HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Communal Entrance

With stairs up to the upper floors.

## First Floor

### Entrance Hall

With entry phone system, cupboard housing the electric water heater and electric radiator.

### Sitting Room 20'8" x 13'3" (6.30m x 4.04m)

A large spacious reception room having ample room for a three piece suite, dining table and chairs. Feature fire place housing an electric fire, two electric radiators, Juliet Balcony and window to the front elevation.

### Kitchen 13'11" x 8'2" (4.24m x 2.49m)

With base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bow stainless steel sink unit, integrated appliances including a fridge/freezer, dishwasher, washing machine and electric oven with a four ring ceramic hob having a stainless steel hood over. Recessed spotlights, vinyl flooring and window to the rear elevation.

### Bedroom 1. 13'1" x 12'8" (3.99m x 3.86m)

A generous principal bedroom having fitted furniture including wardrobes, drawers and dressing table. Ceiling Cornice, radiator and window to the front elevation.

### En-Suite Shower Room

With a three piece suite comprising a tiled shower stall, low suite w.c, and pedestal wash hand basin. Heated towel rail, part tiled walls, shaver point, vinyl flooring and window to the side elevation.

### Bedroom 2. 11'4" x 8'3" (3.45m x 2.51m)

Another good sized double bedroom again benefiting from fitted wardrobes. Radiator and window to the rear elevation.

### Bathroom

With a three piece suite comprising a panelled bath, low suite w.c and pedestal wash



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hand basin. Part tiled walls, recessed spotlights, shaver point and window to the rear elevation.

### Outside

The property benefits from two allocated parking spaces.

### Tenure, Services And Parking

TENURE: Leasehold.

SERVICE CHARGE:

MANAGEMENT COMPANY:

SERVICES: Mains water, drainage and electricity are installed. There is no gas to this property.

PARKING: Allocated Parking Space

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 193 Mbps download speed is available to this property. Mobile Phone coverage for voice calls is available to three of the four main carriers (O2, EE & Three). For further information please refer to: <https://checker.ofcom.org.uk>

### Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band C. 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.

### 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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Total Area: 78.4 m<sup>2</sup> ... 844 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) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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  
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