



# 2 ARKENDALE COURT MELBECK CLOSE MENSTON LS29 6RS

## Asking price £195,000

### FEATURES

- Well Presented Ground Floor Apartment
- Open Plan Living Area Incorporating A Sitting Area & Modern Kitchen
- Two Double Bedrooms With One Having An En-Suite Shower Room
- Allocated Parking Space And The Use Of Extensive Communal Grounds
- EPC Rating C / Council Tax Band C
- Entrance Hall With Two Useful Store Cupboards
- A Conversion A Former Hospital Building Enjoying Terrific High Ceilings
- Modern House Bathroom With A White Three Piece Suite
- Tenure Leasehold With The Remainder Of A 999 Year Lease Remaining
- Advantage Of Having No Onward Chain



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ESTATE AGENTS

# Well-Presented 2 Bedroomed Ground Floor Apartment In Extensive Grounds

Welcome to this beautifully presented ground floor apartment located in the charming village of Menston. This delightful property, a conversion of a former hospital building, boasts impressive high ceilings that create a sense of space and elegance throughout.

The apartment features a well-designed open plan living area, which seamlessly incorporates a comfortable sitting area, perfect for relaxation or entertaining guests. With two generously sized double bedrooms, this home offers ample accommodation. One of the bedrooms benefits from an en-suite shower room, providing added convenience and privacy.

In addition to the stylish interiors, the property includes an allocated parking space, ensuring that you have a secure place for your vehicle. Residents can also enjoy the extensive communal grounds, which offer a lovely outdoor space for leisurely strolls or social gatherings.

This apartment is ideal for those seeking a modern living experience in a tranquil setting, while still being close to local amenities. With its combination of character, comfort, and convenience, this property is not to be missed.

To arrange a viewing contact Shankland Barraclough Estate Agents on 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

#### Private Entrance Hall

With two useful storage cupboards with one housing the central heating boiler and entry phone.

### Living Area 18'5" x 15'8" (5.61m x 4.78m)

A terrific open plan living space with high ceilings incorporating a sitting area and kitchen. The sitting area has two large windows to the front elevation and two radiators whilst the kitchen incorporates a range of base and wall units with cupboards, drawers and coordinating work surfaces with upstands. Inset one and a half bowl stainless steel sink unit with mixer tap, range of integrated appliances including a fridge/freezer, washing machine, dishwasher, microwave, electric oven and four ring gas hob having an extractor over. Tiled floor and recessed spotlights.

### Bedroom 1. 9'11" x 9'5" (3.02m x 2.87m)

Double bedroom with window to the side elevation and radiator.

### En-Suite Shower Room

Modern en-suite shower room comprising a white three piece suite with large shower stall, low suite w.c, and wall hung wash hand basin with drawer under. Heated towel rail, part tiled walls, tiled floor, shaver point, recessed spotlights and window to the side elevation.

### Bedroom 2. 11'4" x 9'1" (3.45m x 2.77m)

With ceiling cornice, radiator and window to the front elevation.

### Bathroom

A smart house bathroom with a panelled bath having a shower attachment and fixed head shower, low suite w.c and wash hand basin with drawer under. Heated towel rail, part tiled wall and tiled floor, shaver point and recessed spotlights.

### 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 January 2006, so approximately 979 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £2817.57 per annum. The annual Ground Rent of £470 which is reviewed every 10 years.

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



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### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 72 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 C. 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.

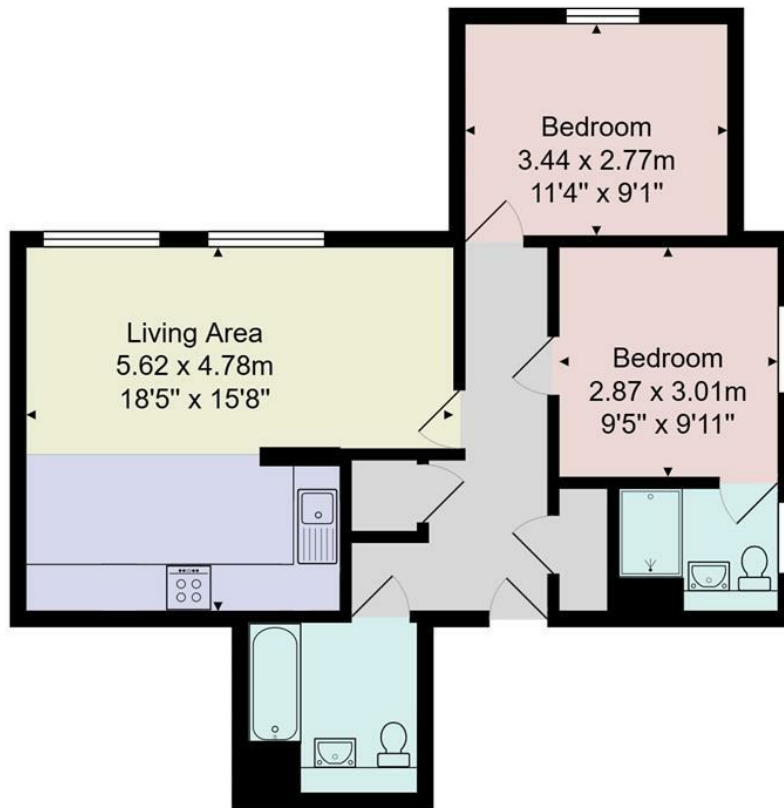
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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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Total Area: 62.6 m<sup>2</sup> ... 674 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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Call us on 01943 889010

[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)

[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

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>71</b>	<b>71</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.



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