



APARTMENT 20

3 LING COURT

MENSTON

LS29 6QJ

Asking price £199,950

FEATURES

- Light And Airy Top Floor Apartment
- Open Plan Living Accommodation With Juliette Balcony
- Two Good Sized Double Bedrooms
- Fully Integrated Kitchen And Sitting Area
- Two Allocated Parking Spaces
- An Ideal Opportunity For A Variety Of Purchasers
- Close To Amenities, Transport Links & Local Schools
- En- Suite Shower Room And Bathroom
- Leasehold / EPC Rating C / Council Tax Band C
- Advantage Of No Onward Chain



SHANKLAND
BARRACLOUGH
 ESTATE AGENTS

Light & Airy Two Bedroomed Top Floor Apartment In Menston Village

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.

Second Floor

Entrance Hall

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

Open Plan Living Accommodation

A terrific light and airy space incorporating a sitting area and kitchen.

Sitting Area

A spacious reception area having plenty of room for a suite and dining table and chairs enjoying a dual aspect with window to side elevation and Juliette balcony to the rear. Ceiling cornice, two electric radiators and adjoining:

Kitchen

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, 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, ceiling cornice, vinyl flooring and window to the rear elevation.

Bedroom 1.

A good sized double bedroom with electric radiator and window to the front elevation.

En-Suite Shower Room

With a white three piece suite comprising a tiled shower stall, low suite w.c and pedestal wash basin. Heated towel rail, Part tiled walls recessed spotlights and window to the front elevation.

Bedroom 2.

Another generous double bedroom with electric radiator, access to the roof void and window to the front elevation.

Bathroom

With white three piece comprising a panelled bath, low suite w.c and pedestal wash basin. Heated towel rail, part tiled walls, recessed spotlights and window to the front elevation.

Outside

The property benefits from two allocated parking spaces.

Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 125 year lease which commenced on the 1st January 2004, so approximately 104 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £1,756 per annum with a ground rent of £100 per annum.

MANAGEMENT COMPANY: Trinity (Estates) Property Management Limited, Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire, HP2 7DN

SERVICES: Mains water, drainage and electricity are installed.

PARKING: Two Private Allocated Parking Spaces Which Are Numbered

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Super 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>



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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 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 or call in to our office at 26 Kirkgate, Otley 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.



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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: 78.8 m² ... 848 ft²

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	70	79
(55-68) D		
(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

info@shanklandbarracrough.co.uk

www.shanklandbarracrough.co.uk

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