



Clifford Drive | Menston | LS29 6FZ

£299,950

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WHITE  
Trusted Estate Agents

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Menston | LS29 6FZ  
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A stunning and substantial ground floor apartment forming part of a handsome Grade II listed building that is situated at the heart of this sought after development that offers vast recreational grounds featuring mature woodland, lawned gardens and tennis courts.

## Ground Floor

### Communal Entrance

A secure communal entrance with telecom entry system.

### Private Entrance Hall

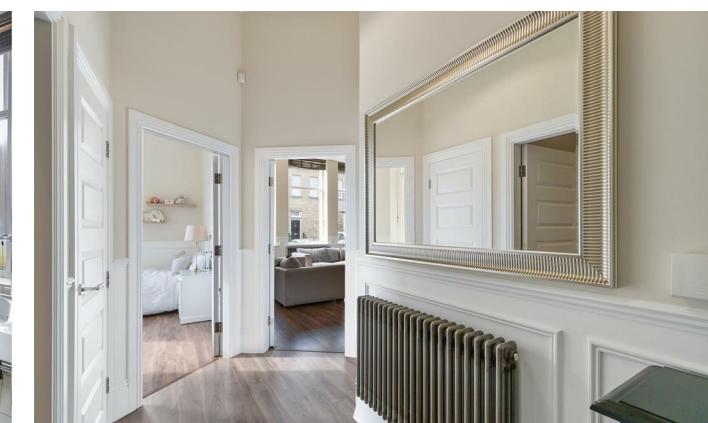
13'8 x 4'7 (4.17m x 1.40m)

An inviting entrance hall with wood panelled walls and a useful cloaks cupboard.

### Living Area

20'6 x 18'7 (6.25m x 5.66m)

A generous living area featuring large windows to three sides, wood panelled walls and a pillar.





## Dining Kitchen

13'7 x 11'0 (4.14m x 3.35m)

Adjoining the living area, the spacious dining kitchen provides ample space for a table and chairs. Comprising an extensive range of base and wall units with coordinating granite work surfaces and concealed lighting. Integrated appliances include an oven, microwave, fridge, freezer, dishwasher and an instant boiling water tap.

## Principal Bedroom

12'4 x 11'11 (3.76m x 3.63m)

A superb double bedroom with wood panelled walls and a large window that provides an outlook over a lawned garden area.

## Dressing Room

7,10 x 7,00 (2.13m,3.05m x 2.13m,0.00m)

Featuring a range of wardrobes and fitted shelves. Leading to:

## En Suite

9,1 x 8'2 (2.74m,0.30m x 2.49m)

Smartly appointed and comprising a walk-in shower, hand wash basin, w.c. and windows to two sides.

## Bedroom

14'5 x 9'00 (4.39m x 2.74m)

A second double bedroom including a lovely dual aspect and wood panelled walls.

## Bathroom

8'0 x 5'2 (2.44m x 1.57m)

## Outside

## Parking

The apartment includes two allocated off-street parking spaces. Further visitor parking is available.

## External Store

9'6 x 6'11 (2.90m x 2.11m)

Located within a brief stroll of the apartment is a secure, sizeable external store.

## Tenure

We understand the property is held on a 999 year lease dated from 2006 with an annual ground rent of £250.00.



## Service Charge

We are informed the current service charge amounts to £180.00 per month.

## Council Tax

City of Bradford Metropolitan District Council Tax Band D

## Menston

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.

It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre. Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

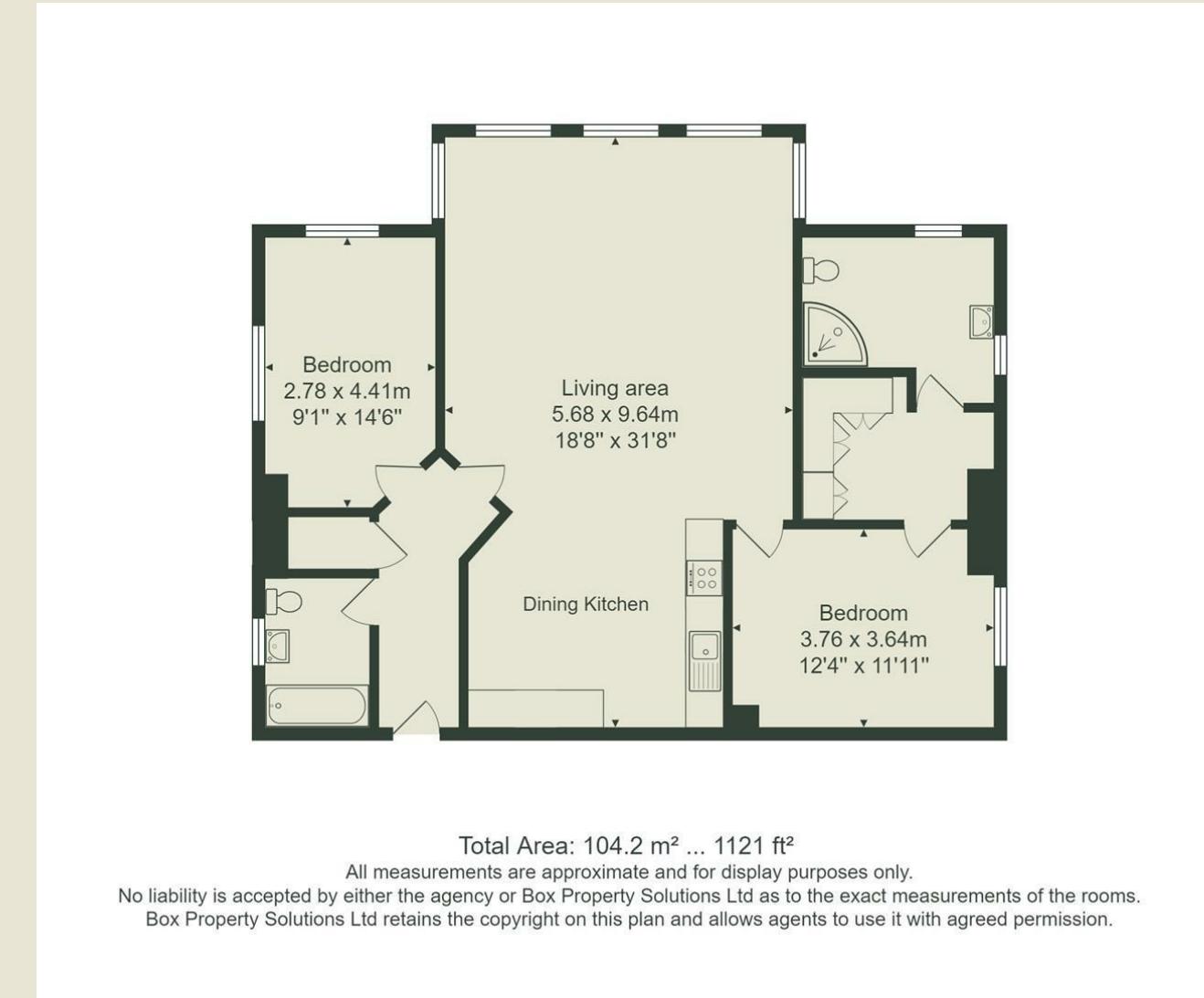
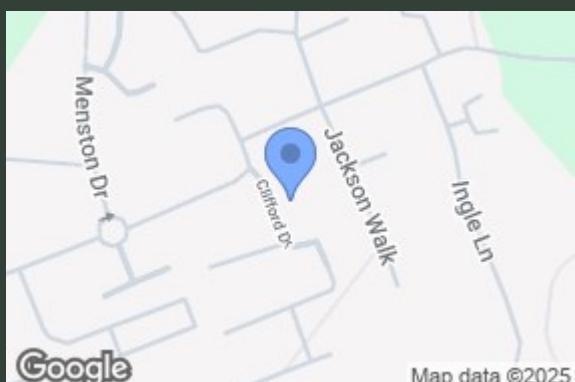
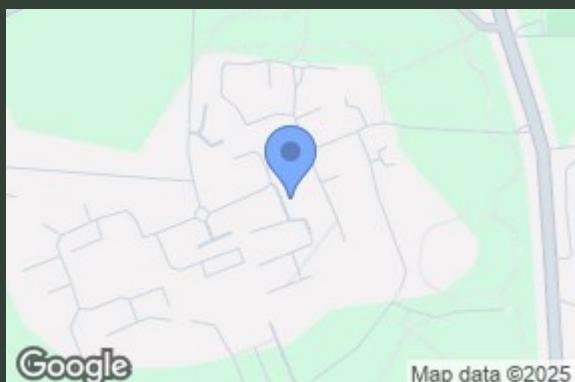
## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>





Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(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

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