



Escroft Court Clifford Drive, Menston Ilkley LS29 6FE

welcome to

Escroft Court Clifford Drive, Menston Ilkley

A modern first floor apartment in the sought-after High Royds Development. Featuring a spacious open plan living/kitchen area, one double bedroom, allocated parking and well-maintained communal gardens. Ideally located, perfect for first time buyers and offered for sale with no onward chain.



Menston

Menston Village is a highly sought-after area nestled between Guiseley and Burley in Wharfedale, approximately 11 miles from Leeds City Centre and about 5 miles from Ilkley. The village offers a selection of shops and pubs, with a broader range of amenities available in nearby Guiseley, just a short bus ride or drive away. Menston Train Station provides convenient services to Leeds, Bradford, and surrounding areas, making it ideal for commuters. The village is also within the catchment area for several well-regarded primary and secondary schools, making it perfect for families. Surrounded by picturesque countryside, Menston offers pleasant walks and ample green space.

Hallway

With two storage cupboards.

Living/Kitchen

Offering open plan living, the kitchen has a range of wall and base units with work surfaces incorporating a new ceramic sink, drainer and hob. There is an integrated oven, new dishwasher, new washing machine and space for a fridge freezer. The spacious lounge area is bright and airy with newly fitted and fully glazed doors opening to a Juliet balcony.

Bedroom

A double bedroom with newly fitted wardrobes.

Bathroom

Comprising a bath with shower over, wc and hand basin.

Externally

There is an allocated parking space and access to well maintained communal gardens.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead.



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Escroft Court Clifford Drive, Menston Ilkley

- MODERN FIRST FLOOR APARTMENT
- SPACIOUS OPEN PLAN LIVING/KITCHEN
- ONE DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- WELL MAINTAINED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 251.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000

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Property Ref:
YEA107602 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



william h brown



0113 250 6996



Yeadon@williamhbrown.co.uk



27 High Street, Yeadon, LEEDS, West Yorkshire,
LS19 7SP



williamhbrown.co.uk