



High Royds Fold
Menston
Ilkley
West Yorkshire
LS29

Offers In Excess Of £295,000

bettermove

High Royds Fold Ilkley

Bettermove are proud to present this 2 bedroom duplex apartment in Menston, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with allocated parking available.

The council tax band is F.

This is a leasehold property with 980 years remaining on the lease; with a peppercorn ground rent, and service charge of £3,014.52.

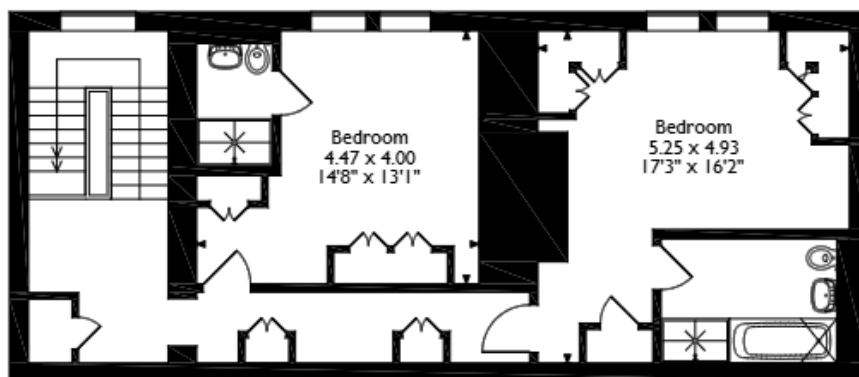
The interior of this beautifully presented property is situated over two floors, the first floor comprises a spacious, open-plan living/kitchen/dining area, and WC. The first floor consists of two double bedrooms, both benefitting from their own en-suites. This property has the unique feature of a communal ballroom and expansive gardens, perfect for enjoying the summer months.

Located in the sought after village of Menston, Ilkley, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Guiseley (1.3 miles) and Menston (1.4 miles) Train Stations, a variety of local bus routes, and quick access to the Leeds Bradford Airport.

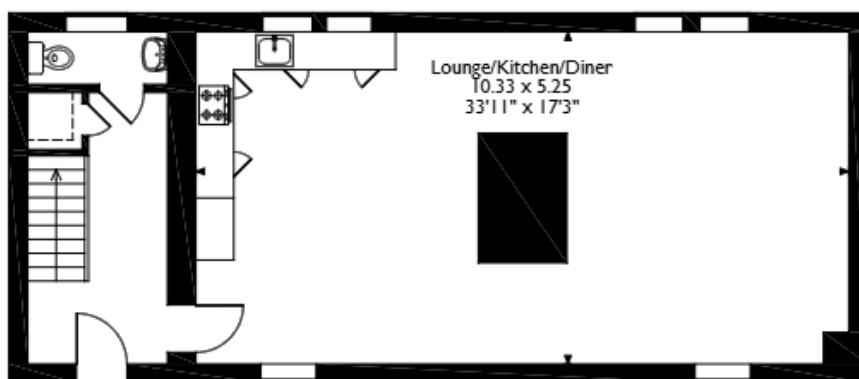
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Clock Tower, High Royds Fold, Menston, Ilkley
Approximate Gross Internal Area
136 Sq M/1464 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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