



Kingsdale Drive
Menston
LS29

Offers in the region of £265,000

ManningStainton
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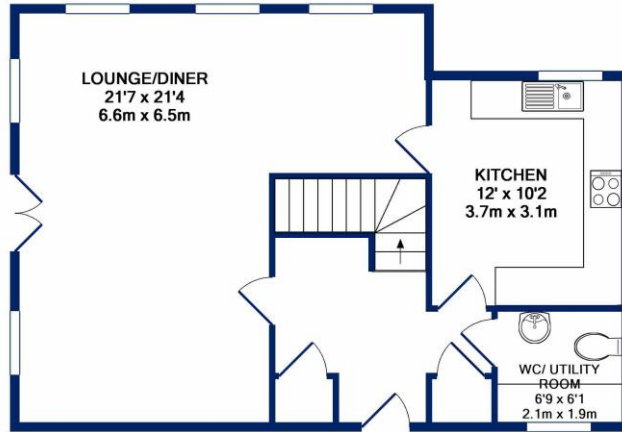
Kingsdale Drive Menston

DUPLEX PENTHOUSE APARTMENT with FANTASTIC VIEWS on a POPULAR DEVELOPMENT!

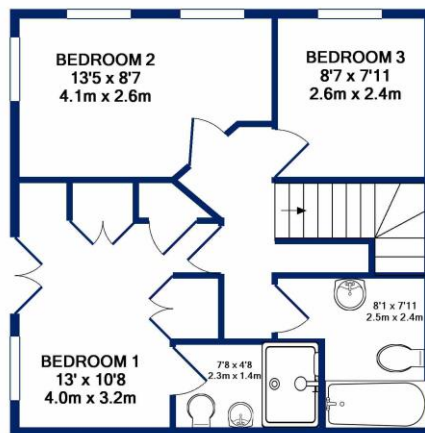
This modern penthouse apartment truly warrants an internal viewing to fully appreciate the stylish modern accommodation on offer in this light and airy home. With living accommodation over two floors the property commences with an entrance hallway with a utility and cloaks W.C. There is a fantastic reception room which offers full height windows and French doors with a Juliet Balcony, together with a separate kitchen diner offering a comprehensive range of fitted units and fully integrated appliances. Moving upstairs we have a landing, the house bathroom and 3 bedrooms, the master bedroom with an en-suite shower room and fitted wardrobes. Externally the apartment includes two allocated parking bays to the rear.

The property is located on the desirable Chevin Park development. The property looks down Highroyds Drive towards Otley Chevin to the front, whilst other windows look over the converted character buildings within this village. There are a variety of facilities available throughout the village including assorted shops and schooling whilst recreational facilities and open countryside with pleasant walks are very close at hand. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Menston railway station being centrally located and good access to Leeds and Bradford Airport.





GROUND FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

KINGSDALE DRIVE
TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.5 SQ.M.)
plan not to scale - strictly for identification purposes only
Made with Metropix ©2019

LEASEHOLD INFORMATION

Service Charge: £1,092
Ground Rent: £250
Years remaining: 985

*Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change

Council Tax Band: E

Viewing

By appointment only through our Guiseley branch

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		70	78
		EU Directive 2002/91/EC	



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Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.