Harrison Robinson

Estate Agents

22 Clock Tower High Royds Fold, Menston, LS29 6GU

Offers In The Region Of £219,950

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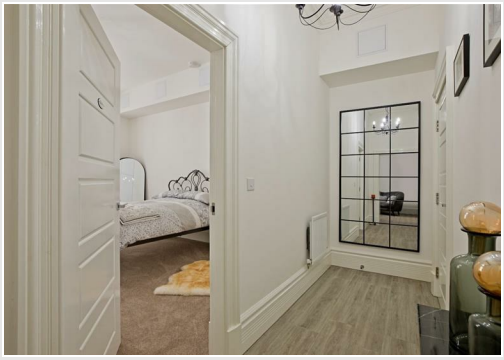


GROUND FLOOR

Communal Entrance Hall
Glazed doors with a secure entry intercom system open into a communal entrance hall with carpeted flooring and beautiful, original tiling to walls.

Private Entrance Hall
A door opens to a welcoming entrance hall with ceramic floor tiling and Velux allowing natural light. Entryphone for the main entrance door. Useful storage cupboard with ceiling light and wall mounted, gas central heating boiler. Doors from here open into the four-piece bathroom, spacious double bedroom and delightful lounge.

Lounge / Dining Room
19'4" x 11'1" (5.9 x 3.4)
A generous lounge with high ceiling adding to the feeling of space with a panelled private entrance door leading from the courtyard and window with smart plantation shutters. Ceramic tiled flooring, ceiling light with a decorative rose and ceiling coving. There is ample room for comfortable furniture and a dining table, if desired. Open to:

Kitchen
14'1" x 9'2" (4.3 x 2.8)
Immaculately presented with a range of high gloss base and wall units with Silestone worksurfaces and upstands. Integrated appliances include: fridge freezer, washing machine, dishwasher, gas hob with extractor over and eye-level, electric oven, microwave and plate warmer. One and a half bowl stainless steel sink with mixer tap, attractive metro tiling to splashbacks, ceramic tiled floor and two Veluxes allowing natural light. Useful, recessed storage cupboard. Ceiling spotlights.

Bedroom
15'1" x 12'5" (4.6 x 3.8)
A stunning double bedroom with two windows with plantation shutters overlooking the courtyard area. Beautiful, fitted wardrobes installed by Hammonds. Carpeted flooring, radiator.

Bathroom
Fitted with a high-quality, four-piece suite, comprising bath with Vado, central, wall mounted tap, handheld shower attachment, overhead shower fitting and glazed screen. Low level W.C. with concealed cistern, wall hung handbasin with wall mounted, illuminated, heated mirror and large, walk-in shower enclosure with overhead shower fitting, handheld attachment and Vado, digital control. Ceramic tiled floor, part tiled walls, recessed ceiling lights and extractor. Velux, heated towel radiator.

OUTSIDE

Allocated Parking
The apartment benefits from a private parking space to the front of the Clock Tower.

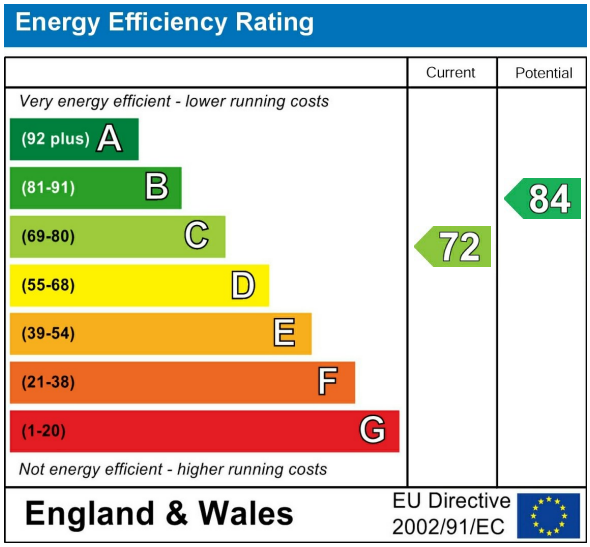
Communal Grounds
The apartment is situated in beautiful, open communal grounds, which enjoy a parkland feel and extend to around 200 acres to include tennis courts, a cricket pitch, ponds and bridleways to explore. All residents of Clock Tower benefit from access to an impressive central ballroom, which serves as a communal lounge with comfortable furniture.

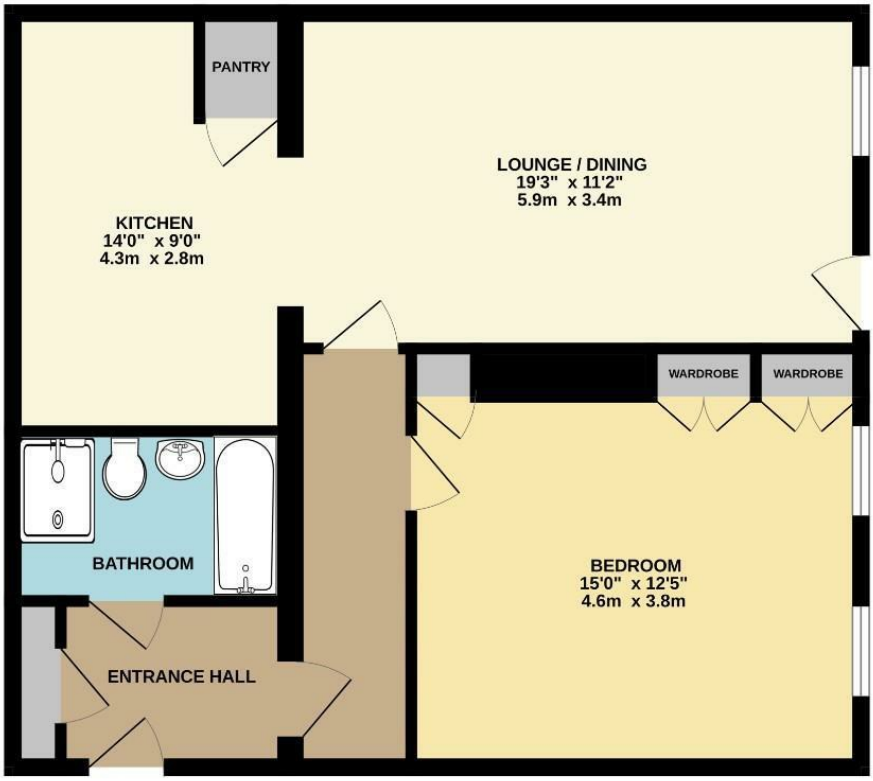
NOTES AND TENURE
We are advised by our vendor that the property is leasehold with the remainder of a 999 year lease from 1st January 2006.
The current service charge is £3,420 per annum to include buildings insurance, external maintenance of the building, cleaning of communal areas and maintenance of the communal grounds.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast Fibre Broadband is shown to be available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

- ***No Onward Chain***
- Truly Immaculate Ground Floor Apartment With Private Entrance And Allocated Parking
- One Large Double Bedroom With Hammonds Fitted Furniture
- Beautiful Fitted Kitchen With Integrated Appliances
- Contemporary Four-Piece Bathroom
- Neutral Decor Throughout
- Access To Spacious Communal Grounds
- Use Of The Impressive Ballroom In The Clock Tower
- Close To Village Amenities And Train Station
- Council Tax Band C





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TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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