



**Asking Price £199,950**

**TWO BEDROOM, TWO BATHROOM APARTMENT.** Allocated Parking & Access to Private Gardens and Scenic Walks.

Situated within a highly sought-after and well-established development, this apartment presents an ideal opportunity for first-time buyers. The property offers spacious and well-presented accommodation, including a welcoming entrance hall, open-plan living kitchen diner featuring integrated appliances.

There are two bedrooms, including a master with fitted wardrobes, as well as a stylish house bathroom and en-suite. Outside, the property benefits from an allocated parking space.

Located on the prestigious High Royds development on the edge of Menston, the apartment enjoys access to approximately 200 acres of beautifully maintained parkland and woodland. Residents can enjoy landscaped gardens, scenic ponds, tennis courts, a cricket pitch, and a network of bridleways and walking trails—perfect for outdoor enthusiasts.

Menston is a vibrant village offering a range of local amenities, including shops, schools, and a train station with regular services to Leeds, Bradford, and Ilkley. The location also provides easy access to key business centres throughout North and West Yorkshire.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		