



£975

For rent is this WELL PRESENTED and SPACIOUS TWO DOUBLE BEDROOM/TWO BATHROOM APARTMENT.

Private Entrance door to reception hallway with door entry phone, cupboard with shelving and storage. Good size Sitting Room with Juliette balcony, open plan spacious Dining Kitchen with a range of base and wall units, fitted electric oven and hob with extractor over, integrated dishwasher and washing machine, fridge freezer. Bedroom one with a range of fitted wardrobes ensuite bathroom with panelled bath with thermostatic shower over, low suite wc and pedestal wash basin, heated towel rail and vanity cupboard. Bedroom Two. House bathroom with panelled bath and low suite wc, pedestal wash basin.

Outside there are well maintained communal gardens, ONE ALLOCATED PARKING SPACE and visitors parking, secure bike store area.

Located within the popular development of High Royds. Within a short distance from the development you can reach Menston train station offering great transport links to both Leeds and Bradford. The occupiers can also benefit from the large maintained grounds, a free to use tennis court and a free shuttle bus to and from the station. Menston village itself can be reached on purpose built footpaths offering a range of local amenities including convenience stores, library, post office and several fine eateries.

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   |         |           |