

Ornella's Estates

PROUDLY INDEPENDENT



10 Menston Hall Farnley Road

Menston, Ilkley, LS29 6GA

Price £110,000



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INTRODUCTION

A Truly Exceptional Opportunity in the Heart of Menston Village

Nestled within one of Menston Village's most sought-after developments, this outstanding apartment offers an incredible opportunity to own a stunning home in an enviable location, just a short stroll from the picturesque Menston Park and the vibrant village amenities.

Perfect for first-time buyers looking to take their first step onto the property ladder, this beautiful home combines luxury, affordability, and flexibility in one irresistible package. The current owners own a 40% share, and the incoming purchaser has the option to acquire the remaining 60% ownership if desired. Alternatively, enjoy the affordability of shared ownership with a remarkably low monthly payment of just £395, which conveniently includes rent, service charge, ground rent, and building insurance.

From the moment you arrive at the magnificent Menston Hall, set within breathtaking landscaped grounds, you are greeted by an immediate sense of grandeur and elegance. The impressive architecture and stunning surroundings create a truly unforgettable first impression.

The property is accessed via a secure communal entrance with intercom entry system, leading to a well-maintained communal hallway and staircase to the first floor.

Step inside and discover a welcoming private entrance hall complete with a generous storage room. Beyond lies a fabulous open-plan living space bathed in natural light, seamlessly combining a stylish modern kitchen, spacious lounge, and dining area—perfect for both everyday living and entertaining.

The apartment further boasts two excellent-sized bedrooms and a beautifully appointed house bathroom, all presented to an exceptional standard throughout.

Externally, residents benefit from private parking, ample visitor parking, and immaculately maintained communal gardens that perfectly complement the grandeur of the Hall and its surroundings.

This is far more than just an apartment—it is a lifestyle opportunity. Combining character, convenience, affordability, and an outstanding location, properties of this calibre rarely remain available for long.

Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer.

Don't miss your chance to secure this spectacular property. Call today to arrange your viewing.

WHAT OUR VENDORS SAY

LOCATION

Location, Location, Location!

Menston is a thriving and highly desirable Wharfedale village, renowned for its strong sense of community, excellent amenities and beautiful Yorkshire countryside. The village offers everything needed for modern family living, including a range of local shops, cafés, a post office, medical centre, dental practices and pharmacy, all within easy reach. Menston Park sits at the heart of the village, providing wonderful green open space for families, dog walkers and outdoor enthusiasts to enjoy. Commuters are exceptionally well catered for with Menston Railway Station offering regular direct services to Leeds, Bradford and Ilkley, making it an ideal location for those seeking village life without compromising on connectivity.

Families are particularly drawn to the area for its excellent educational provision, including a selection of local nurseries, the highly regarded Menston Primary School and the outstanding St Mary's Menston, together with access to several other well-respected schools in the surrounding area. The village enjoys a packed community calendar throughout the year, with seasonal fairs, family events, sports clubs and community celebrations creating a warm and welcoming atmosphere. Surrounded by stunning countryside, residents can enjoy an abundance of scenic walks across nearby fields, woodland trails and the spectacular Wharfedale landscape, making Menston a wonderful place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS29 6GA

APPROACH

As you approach Menston Hall, you immediately see what a lovely building this. Set in fabulous communal gardens with visitors parking spaces and private parking. Step inside:

COMMUNAL ENTRANCE HALLWAY

Access via security intercom. Step inside and take the steps to the first floor.

PRIVATE ENTRANCE HALL

Enter into this beautiful apartment. Comprising door to the front elevation. Security intercom. Inset spotlights. Single radiator. Large storage room. Doors leading to:

OPEN PLAN MODERN KITCHEN/DINING/LIVING

28'6" x 14'1" into recess (8.7 x 4.3 into recess)

Great for entertaining family and friends. Offering an abundance of natural light with high ceilings, this stunning open plan living is the perfect place for cooking, dining and relaxing. Comprising Upvc double

Tel: 01943 661506

glazed windows sash windows to the front elevation boasting fantastic views, double radiator, TV point. The kitchen has a wide range of beautifully fitted modern wall and base units, with contemporary worksurfaces over. Points for washing machine and fridge freezer. Integral electric cooker with gas hob and stainless steel extractor fan over. Astite style sink single drainer. Double radiator. Inset spotlights.

BEDROOM.1.

13'0" x 12'3" (3.97 x 3.74)

This is a fabulous double bedroom. Comprising Upvc double glazed sash windows to the rear elevation boasting fantastic views. Single radiator.

BEDROOM.2.

10'5" x 8'3" (3.19 x 2.54)

Another lovely double bedroom comprising Upvc double glazed sash windows to the rear elevation boasting fantastic views. Single radiator.

HOUSE BATHROOM

8'10" x 6'5" (2.71 x 1.96)

Great for relaxing after a hard days work. Comprising bath with electric shower over. Low level w.c. Wash hand basin. Extractor fan. Single radiator. Inset spotlights. Part tiled walls.

OUTSIDE

PARKING AND COMMUNAL GARDENS

Externally, residents benefit from private parking, ample visitor parking, and immaculately maintained communal gardens that perfectly complement the grandeur of the Hall and its surroundings.

With the stunning Menston Park on the door step you have it all.

LEASEHOLD

The current owners own a 40% share, and the incoming purchaser has the option to acquire the remaining 60% ownership if desired. Alternatively, enjoy the affordability of shared ownership with a remarkably low monthly payment of just £385.91, which conveniently

includes rent, service charge, ground rent, and building insurance. The lease which started 1/6/2011 with a 125 years and is due to end on 27/4/2136 with 109 years remaining. Please note that applicants should make their own enquiries regarding any increase in service charge. Please note that the above is correct at the time of instruction.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



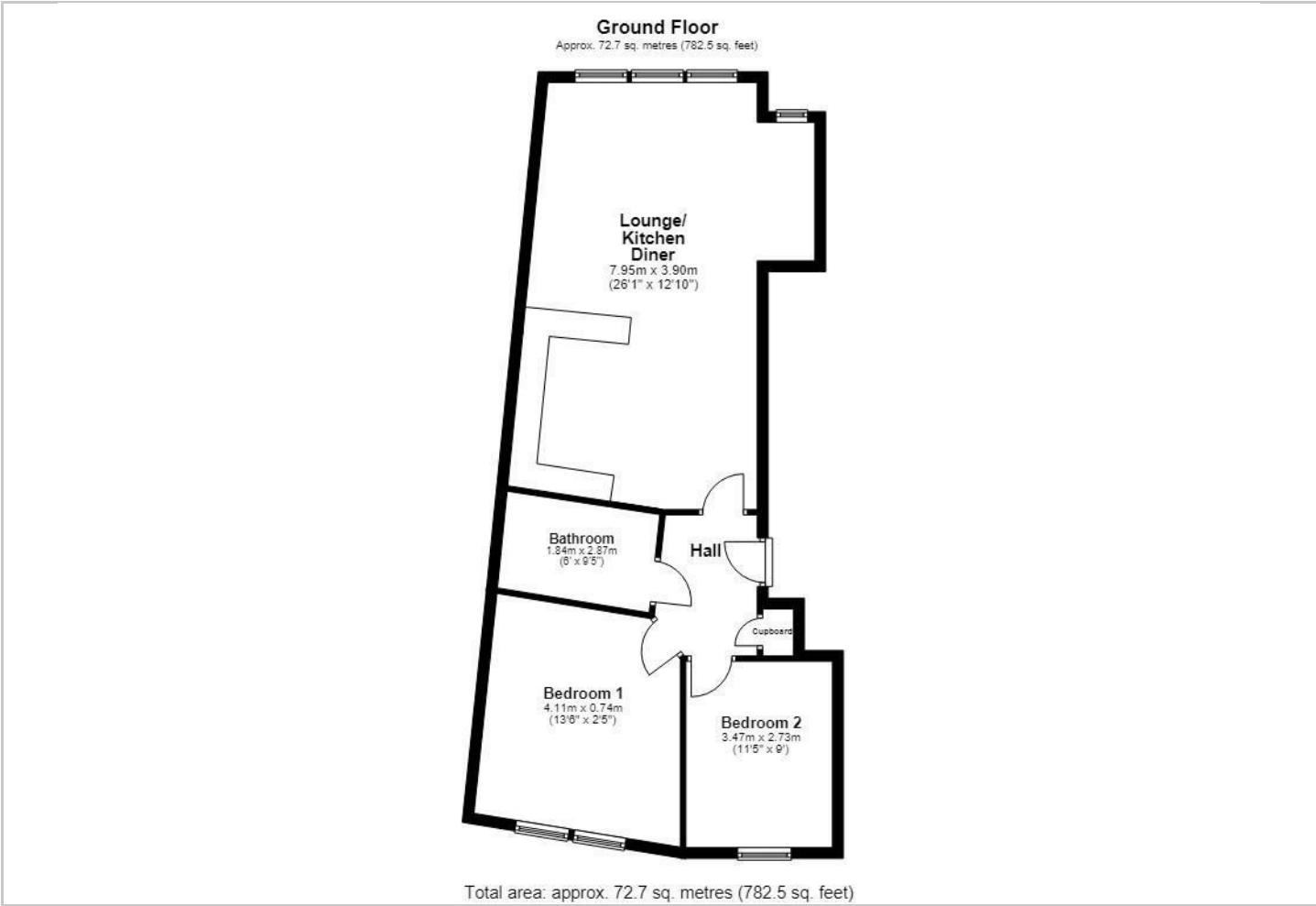
Hybrid Map



Terrain Map



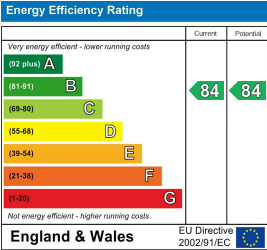
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.