

Ornella's Estates

PROUDLY INDEPENDENT



Apartment 12 Jackson Walk

Menston, Ilkley, LS29 6AJ

Offers over £170,000



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INTRODUCTION

A Truly Exceptional Home in the Heart of The High Royds Estate

Set within the breathtaking surroundings of the prestigious High Royds Estate, this stunning first-floor apartment offers far more than just a beautiful place to call home — it presents a truly enviable lifestyle, surrounded by 200 acres of beautifully landscaped gardens, picturesque country walks, tennis courts and enchanting woodland.

Combining contemporary elegance with a wonderfully peaceful setting, this much-loved home is a rare opportunity for first-time buyers, downsizers or anyone seeking a little slice of tranquillity without compromising on modern comfort and style.

From the moment you approach the building, the attractive kerb appeal and charming surroundings set the scene for what lies within. A secure communal entrance, complete with security intercom, opens into a welcoming communal hallway, with stairs leading to the first floor.

Step inside the apartment and discover a spacious private entrance hallway, thoughtfully designed with ample storage to keep everyday living effortlessly organised. The sense of space continues throughout, with two fabulous double bedrooms, both enhanced by high ceilings that create a wonderful feeling of light and openness. The principal bedroom benefits from its own stylish en-suite shower room, while a separate contemporary house bathroom adds further convenience for residents and guests alike.

At the heart of this beautiful home lies the impressive open-plan living space — a wonderfully inviting setting in which to relax, entertain and enjoy everyday life. The sleek, high-end modern kitchen, complete with integrated appliances, blends seamlessly with the living area, creating a sophisticated yet comfortable space perfectly suited to everything from leisurely mornings to evenings spent entertaining family and friends.

Yet what truly sets this exceptional apartment apart is the extraordinary lifestyle that awaits beyond your front door. Step outside and immerse yourself in the estate's magnificent communal gardens, wander along peaceful country pathways or lose yourself among the surrounding woodland. Here, nature is quite literally on your doorstep, offering a sense of calm, space and escape that is increasingly difficult to find.

And the beauty of it all? You can enjoy these wonderful surroundings without the responsibility of maintaining the grounds yourself.

A home of style, space and serenity, set in a location that is simply second to none. Whether you are taking your first step onto the property ladder, looking to downsize in style or searching for a home where you can truly embrace a more peaceful pace of life, this fabulous apartment deserves to be at the very top of your viewing list.

Early viewing is highly recommended to fully appreciate the exceptional setting, beautiful accommodation and enviable lifestyle on offer. A wonderful home in a truly special location — one that must be seen to be fully appreciated.

WHAT OUR VENDORS SAY

We've loved living here for the past five years. As our first home together, it holds so many happy memories. Our lovely, friendly neighbours and the real sense of community have made it a special place to call home.

We've especially enjoyed summer evening walks, discovering new routes right from our doorstep and stopping at the local pubs along the way. We even took up tennis, with the courts at the end of our road! The train station is just a 10-minute walk away, with direct links into Leeds city centre.

As we look forward to our next adventure and finding our forever home, we hope the next owners will be just as happy here as we have been

LOCATION

Set within the highly desirable High Royds Estate, Menston is a charming and well-connected village offering an excellent blend of community, countryside and everyday convenience. The former High Royds Hospital has been thoughtfully transformed into an attractive residential setting, surrounded by landscaped grounds and close to the heart of Menston village. Families are particularly well served, with local childcare options including Menston Pre School, Cherrytree Children's Day Nursery and The Railway Children Preschool and Nursery, while Menston Primary School provides a well-regarded local primary education. For secondary education, St Mary's Menston Catholic Voluntary Academy is within the village, with Ilkley Grammar School, Prince Henry's Grammar School in Otley and Guiseley School also providing further options.

The village itself has a wonderfully welcoming feel, with a selection of independent cafés, delis, pubs and places to eat, including Pickard's Deli, The Pantry and Menston Methodist Church & Cornerstone Community Café, as well as local favourites such as The Chevin Inn and Muang Loei Thai Food. Pickard's Deli The Pantry, Menston Methodist Church & Cornerstone Community Cafe The Chevin Inn Muang Loei Thai food For everyday shopping, Sainsbury's Local is conveniently situated in Menston, while larger supermarkets including ALDI and Morrisons are close by in Guiseley.

Transport connections are another major attraction, with Menston railway station providing regular services along the Wharfedale Line towards Leeds, Bradford Forster Square and Ilkley, while nearby Guiseley railway station offers additional rail connections. The village also benefits from its position close to the A65, providing convenient road links towards Leeds, Bradford, Ilkley and Otley. With its attractive surroundings, excellent choice of schools and childcare, independent village amenities, convenient shopping and superb transport links, Menston and the High Royds Estate offer an appealing lifestyle for families, professionals and those looking to enjoy the best of village living while remaining within easy reach of the wider West Yorkshire area.

HOW TO FIND THE PROPERTY

SAT NAV LS29 6AJ

APPROACH

As you approach this stunning apartment via High Royds Drive, the building is located on the left hand side. Offering great kerb appeal and comprising:

COMMUNAL ENTRANCE HALLWAY

Security intercom, door leading into the communal entrance hallway, stairs to first floor.

Tel: 01943 661506

PRIVATE ENTRANCE HALLWAY

Step inside this lovely apartment and you immediately get the feeling of how spacious the hallway is. Comprising double radiator, inset spot lights, storage room and security intercom. Doors leading to:

OPEN PLAN LIVING/DINING/MODERN FITTED KITCHEN

18'2" x 17'7" (5.54 x 5.38)

A fabulous living area with high ceilings, wooden double glazed windows to the front elevation. Two double radiators. TV point. A wide range of beautifully fitted modern wall and base units with contemporary worksurfaces over. Integral fridge freezer, integral dishwasher. Integral electric cooker and hob with extractor fan over. Stainless steel sink one and a half bowl single drainer. Part tiled walls. A beautiful room to entertain family and friends.

BEDROOM.1.

24'11" x 9'6" (7.60 x 2.90)

Great for relaxing. With stunning high ceilings and great windows allowing ample natural light. Double radiator. Door leading to:

ENSUITE SHOWER ROOM

8'6" into recess x 3'6" (2.60 into recess x 1.07)

Comprising shower cubicle, wash hand basin, low level w.c. Double radiator. Part tiled walls. Extractor fan. Inset spot lights.

BEDROOM.2.

12'7" x 9'8" (3.85 x 2.97)

Another fabulous double bedroom. Comprising windows to the rear allowing ample natural light. Double radiator.

HOUSE BATHROOM

9'3" x 5'3" (2.84 x 1.61)

Great to relax after a hard days work. Comprising bath, low level w.c. wash hand basin. Single radiator. Inset spot lights. Extractor fan.

OUTSIDE

COMMUNAL GARDENS/WOODLAND

Step outside and immerse yourself in the estate's magnificent communal gardens, wander along peaceful country pathways or lose yourself among the surrounding woodland. and tennis courts. Here, nature is quite literally on your doorstep, offering a sense of calm, space and escape that is increasingly difficult to find.

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

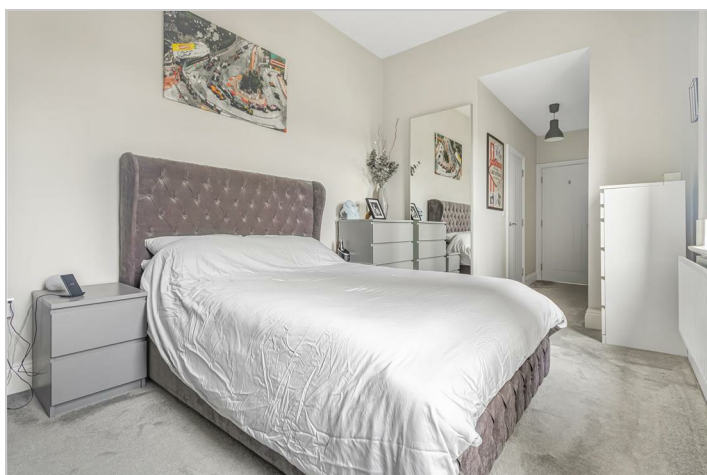
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.

LEASEHOLD DETAILS

Please note that this is a leasehold property. It has 978 years left on the lease. There is an annual payment of £2,864.88 for the ground rent and service charges. (These are the charges for 26/27). Please note that these charges can vary year to year. The service charge covers the following:

- Buildings Insurance
- Landscape Maintenance
- Electricity Charges for the communal areas
- General Repairs and Maintenance
- Reactive Refuse Removal
- Window cleaning
- Communal cleaning
- Communal TV/Satellite Aerial

We recommend that any interested party does their own due-diligence.



Road Map



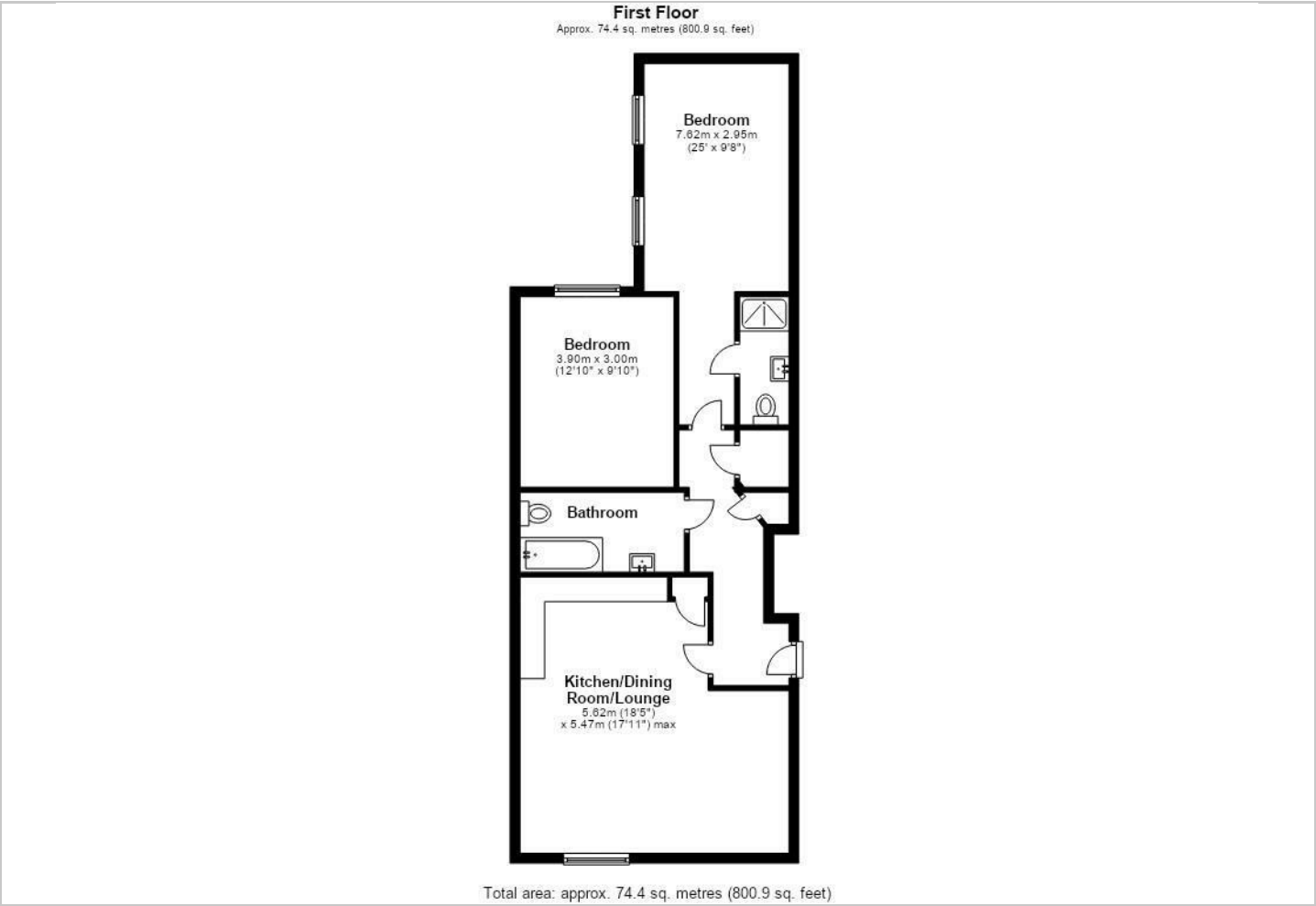
Hybrid Map



Terrain Map



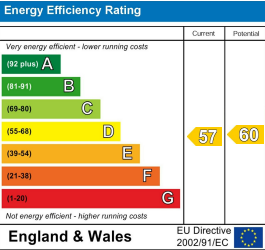
Floor Plan



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