





1 TEALBECK COURT, TEALBECK APPROACH OTLEY LS21 1RJ

Asking price £150,000

FEATURES

- Exclusively For Those Aged 60+
- 2 Bedroom Ground Floor Apartment
- Easy Walking Distance Of The Town Centre Amenities
- Sitting Room And A Separate Kitchen
- Smartly Appointed Wetroom With Fully Tiled Walls
- Landscaped Fully Maintained Communal Gardens And Car Parking
- EPC Rating C / Tenure Leasehold / Council Tax Band C
- Offered With The Advantage Of Having NO ONWARD CHAIN

2 1 1 C

SHANKLAND BARRACLOUGH ESTATE AGENTS

Centrally Located 2 Bedroom Ground Floor Apartment For The Over 60's

This delightful two bedroomed ground floor apartment on Tealbeck Court offers a wonderful opportunity for those aged over 60 seeking a comfortable and convenient living space. Built in 1992, this purpose-built residence spans an inviting 591 square feet, providing ample room for relaxation and enjoyment.

The apartment features a spacious reception room, perfect for entertaining guests or simply unwinding after a long day. There is a light and airy kitchen located off the sitting room. With two well-proportioned bedrooms, there is plenty of space for personal belongings and restful nights. The bathroom is thoughtfully designed to cater to the needs of its residents, ensuring comfort and ease of use.

One of the standout features of this property is its prime location, just a short stroll from the bustling town centre. Residents will appreciate the proximity to local shops, cafes, and amenities, making daily errands a breeze. Additionally, the apartment is offered with the advantage of no onward chain, allowing for a smooth and hassle-free transition.

The beautifully maintained external gardens provide a serene outdoor space for residents to enjoy, fostering a sense of community and relaxation. Furthermore, the large car park accommodates both residents and guests, ensuring that parking is never a concern.

This apartment presents an excellent opportunity for those looking to downsize or find a peaceful retreat in a vibrant community. With its convenient location and thoughtful amenities, it is a property not to be missed.

To arrange your viewing of this ground floor apartment, please contact Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with ELECTRIC STORAGE HEATERS AND RADIATORS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Vestibule
Via a private outer door tot he front the vestibule then has a further glazed door to the hallway.

Hallway
With an electric storage heater and a valuable deep storage cupboard.

Sitting Room 13'8" x 12'2" (4.17m x 3.71m)
Window looking out over the manicured gardens and an electric storage heater.

Kitchen 12'2" x 5'11" (3.71m x 1.80m)
Offering a range of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen also includes provision for an electric cooker and plumbing for a washing machine. Windows to the front and side elevations.

Bedroom 1. 13'8" x 8'9" (4.17m x 2.67m)
Electric radiator and a window looking over the gardens.

Bedroom 2. 10'4" x 6'10" (3.15m x 2.08m)
Electric radiator and a window looking over the gardens.

Wetroom
The property has a smartly appointed easy access wet room which includes a shower with built in seating and grab rails, a wash hand basin and a low level wc. Complemented by fully tiled walls and a chrome central heated towel rail.

Parking & Gardens
The property's at Tealbeck Court enjoy the use of the communal gardens, which are predominately laid to lawn and enjoy a southerly aspect. There is also a communal car park providing ample space for the residents and their visitors.

Tenure, Services And Parking
Tenure: Leasehold 99 years from 7th March 1992, so approximately 65 years remaining
Service Charge & Ground Rent: Anchor Housing £2301 incl ground rent per annum for 2025/26. Service charge reviewed annually between the residents and Anchor Housing.
Services: Electric, Water & Drainage Are All Mains Connected. There is no gas to Tealbeck Court.
Parking: Communal Car Park

Council Tax
Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: https://checker.ofcom.org.uk

Flood Risk Summary
Surface Water - Very Low
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website https://www.gov.uk/check-long-term-flood-risk











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ







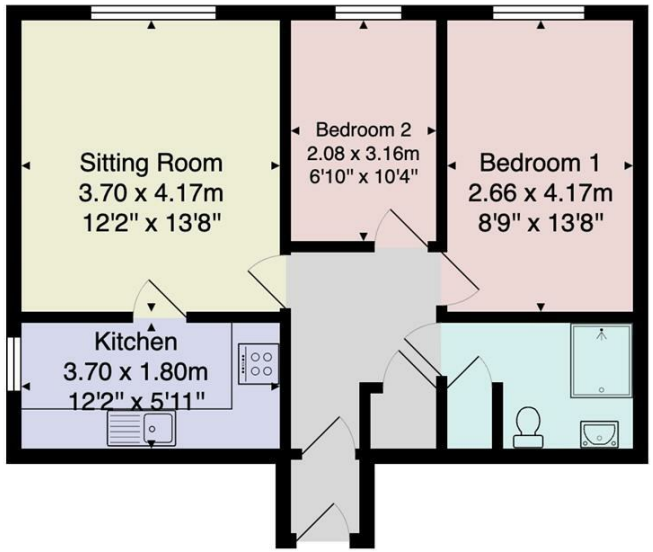


Viewing Arrangements
We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

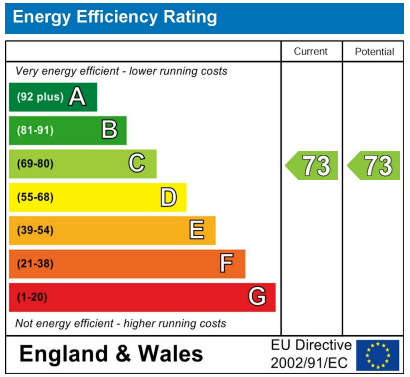
Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



Total Area: 54.9 m² ... 591 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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