



APARTMENT 19

VICTORIA COURT

STATION ROAD

OTLEY

LS21 3GY

Asking price £220,000

FEATURES

- Light & Airy Second Floor Apartment
- Open Plan Living Accommodation Incorporating A Kitchen & Sitting Area
- Modern Fully Tiled Bathroom
- Ideal Opportunity For A Variety Of Buyers
- Conveniently Located In The Centre Of Otley
- Two Double Bedrooms With One Having Fitted Wardrobes
- Allocated Parking Space
- Leasehold / Council Tax Band C / EPC Rating C



SHANKLAND
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ESTATE AGENTS

Centrally Located 2 Double Bedroomed 2nd Floor Apartment

Situated in the centre of Otley, this delightful two-bedroom apartment on Station Road offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those seeking a vibrant community atmosphere.

Upon entering the flat, you will be greeted by a warm and inviting living space that is both functional and stylish. The layout is thoughtfully designed to maximise space, ensuring that each room feels open and airy. The two bedrooms are well-proportioned, providing ample room for relaxation and rest. Whether you are a young professional, a couple, or a small family, this flat caters to a variety of lifestyles.

The kitchen is equipped with essential appliances and offers a practical area for cooking and dining. It is a space where you can enjoy preparing meals while engaging with family or friends. The flat also benefits from natural light, creating a bright and cheerful atmosphere throughout. Outside the property also benefits from having its own allocated parking space.

Living in Otley means you can enjoy the beauty of the surrounding countryside while still being close to the conveniences of town life. The local transport links are excellent, making it easy to commute to nearby cities or explore the picturesque landscapes that Yorkshire has to offer.

In summary, this two-bedroom flat on Station Road is a wonderful opportunity for anyone looking to settle in a friendly and accessible location. With its appealing features and prime position, it is sure to attract interest from a range of potential buyers.

Do not miss the chance to make this lovely flat your new home and contact Shankland Barraclough today to arrange a viewing.

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...

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

Ground Floor

Communal Entrance with stairs to the upper floors

Second Floor

Private Entrance Hall

With utility cupboard housing the hot water cylinder and having plumbing for an automatic washing machine. Entry phone and recessed spotlights.

'L' Shaped Living Dining Kitchen 20'10" x 17'3" (6.35m x 5.26m)

A terrific open plan living space enjoying a triple aspect with windows to the front and side elevations incorporating a sitting area and modern kitchen. The kitchen includes a range of base and wall units having cupboards, drawers, breakfast bar and co-ordinating work surfaces with a tiled splash back. Inset one and a half bowl sink unit with mixer tap, integrated fridge/freezer, dishwasher and electric oven with a four ring ceramic hob with stainless steel hood over. Recessed spotlights, two electric radiators and wood effect flooring.

Bedroom 1. 10'11" x 8'11" (3.33m x 2.72m)

Double bedroom with fitted wardrobe, electric radiator and window to the rear elevation.

Bedroom 2. 10'11" x 8'9" (3.33m x 2.67m)

A second double bedroom with electric radiator and window to the rear elevation.

Bathroom

A modern house bathroom having a panelled bath with shower over, low suite w.c and wash hand basin. Heated towel rail, recessed spotlights, tiled floor and walls, shaver point and window to the front elevation.

Outside

The property benefits from having an allocated parking space.

Tenure, Services And Parking

Tenure: Leasehold - 150 year lease commencing 2007 (so approximately 131 years remaining). Victoria Court (Otley) Management Company Limited.

Ground Rent - £100 per annum (reviewed every 25 years)

Service Charge - The current service charge is £1,519 which is paid half yearly (£759.34). The apartments are managed by the property management company CJA Property Management



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Ltd, 35 Brook Street, Ilkley LS29 8AG

Services: Mains, water, drainage and electric. There is no gas to the apartments.

Parking: Private allocated parking space.

Located within the beautiful Otley Conservation Area.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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>

Council Tax Leeds

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.

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



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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.

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

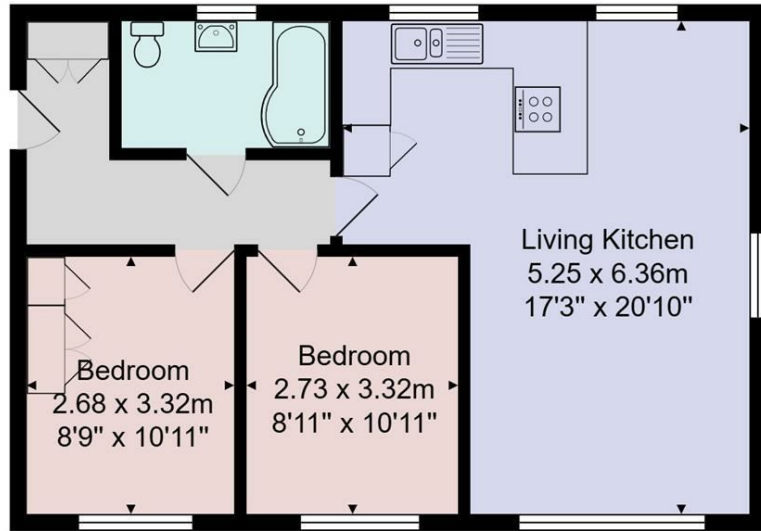
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



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Second Floor

Total Area: 59.3 m² ... 638 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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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