



16 HILTON COURT, BRAMHOPE LS16 9LG

Asking price £165,000

FEATURES

- Offering Beautiful Views Over The Adjoining Countryside
- Fully Modernised Creating Smart Contemporary Accommodation That Is Ready To Move Straight Into
- Modern Kitchen Fully Integrated With Bosch Appliances & Granite Worktops
- Fully Maintained Communal Gardens & Additional Communal Visitor Parking
- Convenient Locality Providing Easy Access To Countryside & Main Artery Roads
- Purpose Built Two Bedroom, First Floor Apartment With Parking
- Fully Double Glazed, Modern Electric Central Heating, Modern Oak Effect Internal Doors
- Modern Fully Tiled Bathroom Fitted With A Large Walk In Shower
- Leasehold With The Remainder Of A Long Lease (999 Years From 1/2/1999)
- Offered With The Advantage Of Having NO ONWARD CHAIN.



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Two Bedroom First Floor Apartment Adjoining Open Countryside

Offered with the advantage of having NO ONWARD CHAIN, this superbly appointed two bedroom, first floor purpose built apartment with parking and stunning countryside views, must be viewed to be fully appreciated. Located on the prestigious Hilton Grange development on the rural fringe of Bramhope, the property has been extensively improved in recent years creating a home that is ready to move straight into. Improvements include a smart modern appointed kitchen, fully integrated with high end Bosch appliances, a striking modern contemporary bathroom, fitted with a large walk in shower, oak effect internal doors, fully double glazed and excellent insulation, giving the property an outstanding Energy Efficiency Rating of C. Externally, together with a allocated parking for the apartment, there is further visitor parking and fully maintained gardens for use by the residents which enjoy rural views over the adjoining fields. To arrange your viewing of this fine apartment, please contact Shankland Barraclough Estate Agents in Otley.

With good access to Leeds, Bradford and Harrogate centres, this attractive apartment is ideally placed on the fringe of Bramhope. Bramhope village offers a selection of local shops and welcoming pub, as well as a popular village primary school. The market town of Otley is only a short drive away and offers an excellent selection of shops and other family amenities, along with the beautiful Otley Chevin country park. The property is within easy reach of lovely open countryside and the famous Golden Acre Park and for those travelling further afield, Leeds Bradford Airport is just a short drive away.

The accommodation with ELECTRIC CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Communal Entrance

Providing a secure entrance to the apartment block, which just has the four apartments. There is an entry phone system connected to the apartment itself to allow your guests entry without having to go down to the front door.

Private Entrance Hall

A good entrance into the apartment having a central heating radiator and an airing cupboard housing the hot water cylinder.

Sitting Room 15'11" x 14'1" (4.85m x 4.29m)

Offering an extensive range of oak built in cupboards and book / display shelving, a central heating radiator and a window looking out over the rear gardens and the open countryside.

Kitchen 8'4" x 6'4" (2.54m x 1.93m)

Smart modern appointed kitchen, fully integrated with high end Bosch appliances and granite worksurfaces with a sink unit inset. The appliances include an electric oven with plate warmer below and a microwave over, an induction hob with an extractor hood over, integrated washer, slimline dishwasher and fridge. Attractive views from the window looking over the rear gardens and the countryside beyond.

Bedroom 1. 13'5" x 9'1" (4.09m x 2.77m)

With built in wardrobes and drawer unit included, a central heating radiator and a window to the front elevation.

Bedroom 2. 9'7" x 6'9" (2.92m x 2.06m)

Built in oak cupboard and shelving, a central heating radiator and a window to the front elevation.

Bathroom

Offering a smart modern three piece suite that incorporates a large walk in shower with a glazed screen, a wall hung wash hand basin and wc. Complemented by stylish contemporary tiled walls and flooring together with a central heated towel rail.

Outside

The property stands within smartly maintained gardens of good proportions, predominately laid to lawn and with a selection of mature trees. The property comes with its own allocated parking space to the front, whilst additional visitor parking can be found to the side.

Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 999 year lease which commenced on the 1st February 1999, so approximately 973 years remaining.



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SERVICE CHARGE: We are advised that the property has an annual service charge of £1627 which includes the ground rent, the external maintenance, grass cutting and the buildings insurance.

MANAGEMENT COMPANY: Gateway Property Management, Gateway House, 10 Coopers Way, Southend on Sea, Essex, SS2 5TE

SERVICES: Mains water, drainage and electricity are installed.

PARKING: Private Allocated Parking Space To The Front. Additional Visitor Parking Spaces To The Side

Council Tax

Leeds City Council Tax Band D. 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>

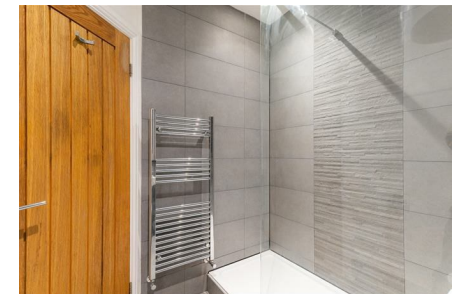
Viewing Arrangements

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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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.

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.

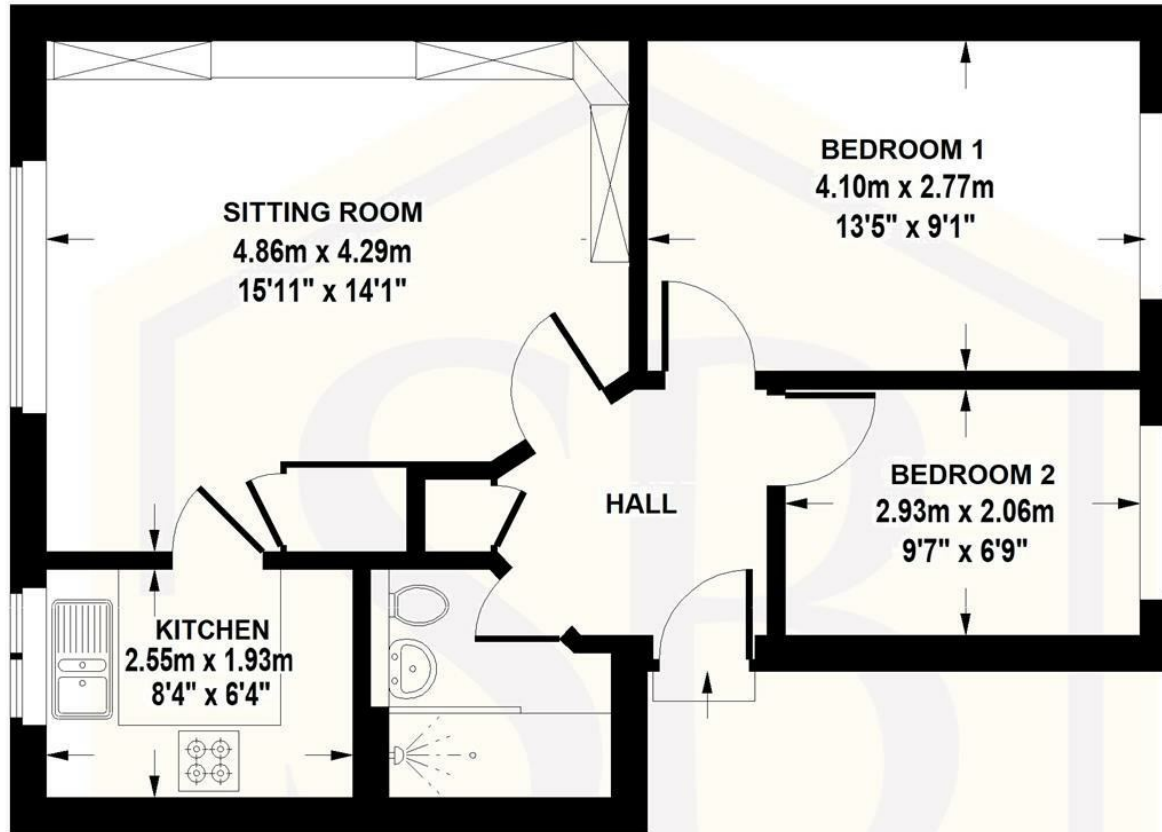
Please Note

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.



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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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.



T: Call us on 01943 889010
E: info@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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