



11 TEALBECK COURT OTLEY LS21 1RJ

Asking price £165,000

FEATURES

- Two Bedroomed Ground Floor Apartment Exclusive To Those 60 And Over
- Smart Modern Appointed Kitchen
- Stylish Modern Bathroom With A Walk In Shower
- Fresh Decorations & Floor Coverings Throughout
- Fully Double Glazed
- Electric Storage Heating
- Lovely Outlook Over The Lawned Gardens
- EPC Rating D / Tenure Leasehold / Council Tax Band C



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ESTATE AGENTS

2 Bedroom Ground Floor Apartment - Exclusive For The Over 60's

Nestled in the charming town of Otley, Tealbeck Court offers a delightful opportunity for those seeking a comfortable and convenient living space. This purpose-built apartment, constructed in the 1990s, is specifically designed for individuals aged over 60, ensuring a peaceful and welcoming community atmosphere.

Spanning an inviting 587 square feet, the apartment features a well-proportioned reception room that serves as the perfect space for relaxation or entertaining guests and has a stylish modern appointed kitchen. With two bedrooms, there is ample room for both personal space and guest accommodation. The modern bathroom is thoughtfully designed to cater to the needs of its residents having a large walk in shower, providing both comfort and functionality.

One of the standout features of this property is its proximity to the town centre, where residents can enjoy an excellent array of shops, cafes, and local amenities. This makes it easy to access everything you need for daily living, all within a short stroll from your front door.

The beautifully manicured communal gardens are a true highlight, offering a serene environment for residents to unwind and enjoy the outdoors. Whether you prefer a leisurely stroll or simply wish to sit and enjoy the scenery, these gardens provide a perfect retreat. Additionally, the communal car parking ensures that residents have convenient access to their vehicles.

In summary, this apartment on Tealbeck Court presents a wonderful opportunity for those looking to embrace a vibrant lifestyle in a supportive community. With its ideal location, well-designed living spaces, and lovely communal areas, it is a property not to be missed. To arrange your viewing, 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...

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

Entrance Hall

Via a composite half glazed outer door, the welcoming hallway includes an electric radiator and a deep storage cupboard.

Sitting Room 13'9" x 12'2" (4.19m x 3.71m)

Large window looking over the gardens, an electric radiator and a door to the kitchen.

Kitchen 12'2" x 5'10" (3.71m x 1.78m)

Smartly appointed with a modern range of fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Built in electric oven and hob with a stainless steel extractor hood over, space for a washer, dishwasher and a fridge freezer. Windows to the side and front elevations looking over neat lawned gardens.

Bedroom 1. 13'9" x 8'7" (4.19m x 2.62m)

Electric radiator and a window looking over the gardens.

Bedroom 2. 10'6" x 6'9" (3.20m x 2.06m)

Electric radiator and a window looking over the gardens.

Bathroom

Fitted with a smart modern three piece suite including a walk in corner shower cubicle, a wash hand basin and a low level wc. Window to the side elevation and an electric heated towel rail.



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Outside

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

Tenure, Services And Parking

Tenure: Leasehold 99 Year commenced from 30th November 1990 so approximately 64 years remaining.

Service Charge & Ground Rent: TBA

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>

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.



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Opening Hours

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

Offer Acceptance & AML Regulations

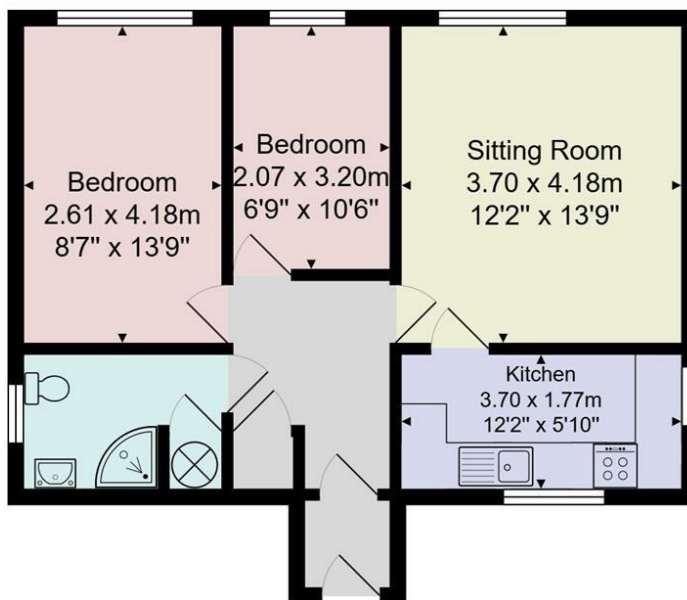
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.



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Total Area: 54.6 m² ... 587 ft²

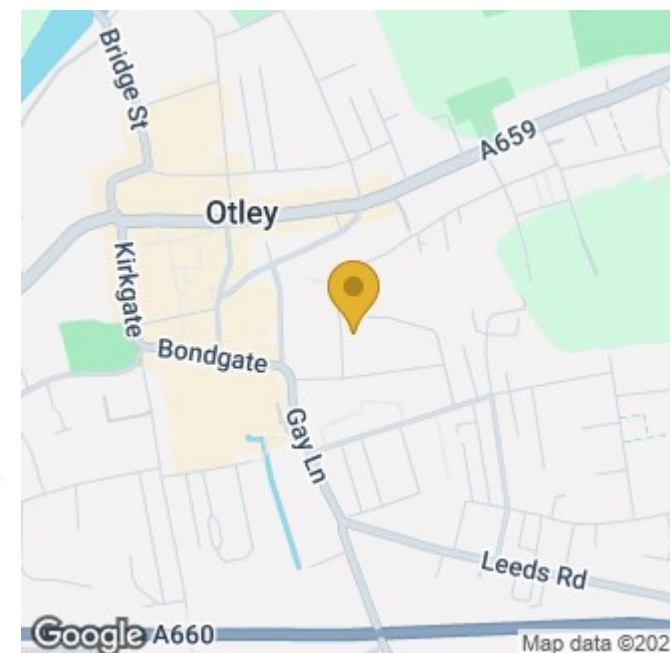
All measurements are approximate and for display purposes only.

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		
(55-68) D	66	71
(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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E: info@shanklandbarracclough.co.uk

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