

# 4 FOWLERS COURT OTLEY LS21 1RA

Asking price £165,000



## FEATURES

- Light & Airy Purpose Built First Floor Apartment
- Open Plan Living Accommodation Incorporating a Kitchen & Sitting Area
- House Bathroom With A White Three Piece Suite
- Pleasant Outlook To The Rear Onto Green Space
- Offered With The Advantage Of No Onward Chain
- Situated In A Popular Residential Development
- Two Double Bedrooms With The Main Bedroom Having An En-Suite
- Allocated Parking Space With Additional Visitor Spaces
- Leasehold / EPC Rating C / Council Tax Band B
- Ideal Opportunity For A Variety Of Purchasers



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# Light & Airy Two Bedrooomed First Floor Apartment

## 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 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 CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Communal Entrance Hall

With stairs up to the first floor.

### First Floor

#### Entrance Hall

With two useful storage cupboards, one housing the hot water heater, entry phone and wood effect flooring.

#### Open Plan Living Accommodation 23'3" x 15'6" max (7.09m x 4.72m max)

A terrific light and airy 'L' shaped living space incorporating a sitting area and kitchen.

#### Sitting Area

Enjoying French Doors to the Front elevation onto the Juliette balcony, electric radiator and wood effect flooring. Adjoining:

#### Kitchen

With base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl sink with mixer tap and integrated electric oven with a four electric hob having a stainless hood over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine and dishwasher, recessed spotlights, wood effect flooring and window to the front elevation.

#### Bedroom 1. 12'11" x 8'10" (3.94m x 2.69m)

With electric radiator and window to the rear elevation enjoying an attractive outlook over the park.

#### En-Suite Shower Room

Having a white three piece suite with a tiled shower stall, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring, shaver point, recessed spotlights and window to the rear elevation.

#### Bedroom 2. 10'11" x 7'8" (3.33m x 2.34m)

Another double bedroom with electric radiator and again enjoying an open outlook to the rear elevation.

#### Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash basin. Heated towel rail, part tiled walls, recessed spotlights, vinyl flooring, shaver point and extractor.

#### Outside

To the front of the property there is an allocated parking space with additional visitors spaces available.

#### Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 250 year lease which commenced on the 1st January 2005, so approximately 230 years remaining.

SERVICE CHARGE: We Are Advised By Our Client That The Current Service Charge Is £1008.24 Per Annum Which Is Currently Paid Monthly At £84.02. The Ground Rent Is £250 Per Annum.

MANAGEMENT COMPANY: Together Housing, Bull Green House, Bull Green, Halifax, HX1 2EB.

SERVICES: Mains Water, Drainage And Electricity Are Installed. There Is No Gas At The Property.

PARKING: Allocated Parking Space With Additional Visitor Parking Spaces Available.

#### 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 (O2, EE, Three & Vodafone). For further information please refer to: <https://checker.ofcom.org.uk>

#### Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto: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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

#### 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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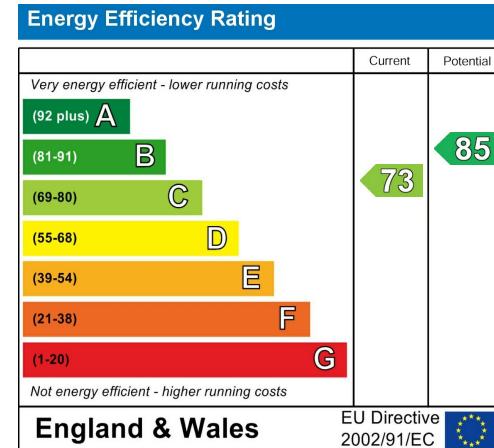


Total Area: 59.1 m<sup>2</sup> ... 637 ft<sup>2</sup>

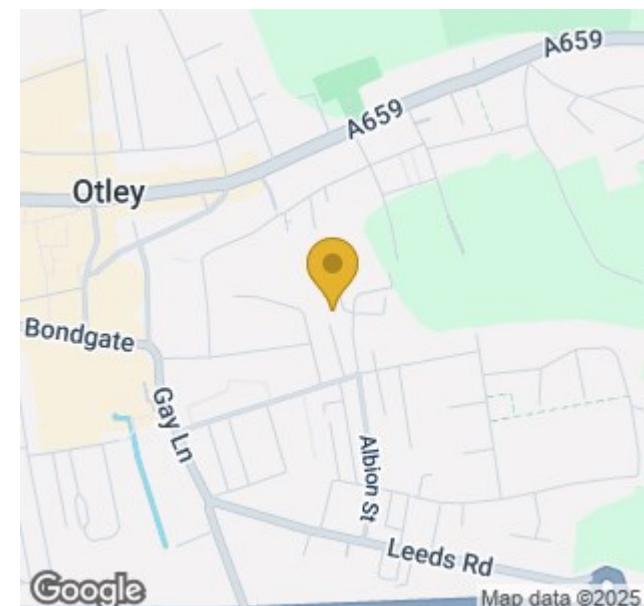
All measurements are approximate and for display purposes only.

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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