





APARTMENT 19 GARNETT MILL OTLEY LS21 1FU

Asking price £250,000

FEATURES

- Beautifully Presented Top Floor Apartment
- Simply Breath-taking Views Over The River Wharfe & Across The Valley
- Terrific Open Plan Living Accommodation With French Doors Onto Balcony
- Well-Equipped Modern Kitchen With Integrated Appliances
- Light & Airy Double Bedroom With Modern Bathroom
- Secure Underground Car Park With Allocated Space
- Highly Sought After Location Close To Local Amenities & Riverside Walks
- Tenure Leasehold With 145 Years Remaining / EPC Rating C / Council Tax Band B
- Turn Key Apartment Ideal For A Variety Of Purchasers
- Internal Viewing Highly Recommended

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Beautiful Top Floor Apartment With Stunning Views Of The River Wharfe

Situated in Otley next to the picturesque river Wharfe, this beautifully presented top floor apartment in Garnett Mill offers a delightful living experience. Built in 2017, the property boasts modern features and a stylish design that is sure to impress.

As you enter, you are greeted by a terrific open plan living area that is flooded with natural light, creating a warm and inviting atmosphere. The space is perfect for both relaxation and entertaining, with French doors that open onto a private balcony, allowing you to enjoy simply breath-taking views over the River Wharfe. Imagine sipping your morning coffee or unwinding in the evening while taking in the serene surroundings.

The apartment comprises one well-appointed bedroom and a contemporary bathroom, making it ideal for individuals or couples seeking a comfortable home. Additionally, the property includes parking for one vehicle in a secure underground car park, providing convenience in this highly sought-after location.

Situated close to local amenities, you will find everything you need within easy reach, from shops and cafes to parks and recreational areas. This apartment not only offers a stylish living space but also a vibrant community atmosphere.

In summary, this top floor apartment in Garnett Mill is a rare find, combining modern living with stunning views and a prime location. To arrange a viewing of this wonderful apartment please contact Shankland Barraclough Estate Agents in Otley.

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:

Ground Floor

Communal Entrance
With stairs and lift to the upper floors as well as access to the secure underground parking.

Third Floor

Entrance Hall
A welcoming entrance hall having a useful storage cupboard, electric radiator, recessed spotlights and wood effect flooring.

Living Accommodation & Kitchen 18'1" x 14'5" (5.51m x 4.39m)
A delightful open plan living space with French doors out to the private balcony that enjoys spectacular breath-taking views down the river Wharfe and across the valley. The fabulous room has electric radiators and to the kitchen a modern range of base and wall units incorporating cupboards with under unit lighting, drawers and granite work surfaces with upstands. Inset stainless steel sink unit with mixer tap and a range of integrated appliances including a fridge/freezer, washing machine and electric oven with ceramic hob having a stainless steel hood over. Wood effect flooring and recessed spotlights.

Bedroom 15'1" x 12'6" max (4.60m x 3.81m max)
A light & airy double bedroom with a range of stylish fitted wardrobes, and two velux windows again enjoying terrific views.

Bathroom
Having a modern white three piece suite comprising a panelled bath with shower over, low suite w.c and wash hand basin. Part tiled walls, shaver point, recessed spotlights, large mirror to one wall, wood effect flooring and window to the side elevation.

Secure Underground Parking
Rarely found with apartments, this property benefits from having an allocated parking bay in the secure underground car park. With an electronic access door for vehicular access there is also a designated bike area and personal access to the apartments via a staircase or via the lift which comes down to this level.

Tenure, Services And Parking
TENURE: Leasehold with the reminder of a 155 year lease which commenced on 22nd June 2017, so approximately 145 years remaining.
SERVICE CHARGE: We are informed by our clients that the current Service Charge is £1799.28 per annum and covers the building insurance, lift maintenance, communal heating

and lighting etc. The ground rent is £250 per annum with the next ground rent review scheduled for the 1st January 2032
MANAGEMENT COMPANY: Garnett Wharfe (Otley) Management Company Limited, Gateway House, 10 Coopers Way, Southend on Sea, Essex SS14 1DB.
PETS: There is a no pets rule at Garnetts Mill.
SERVICES: Mains water, drainage and electricity are installed. There is no gas to the apartments.
PARKING: Secure Underground Car Park Private Allocated Parking Space.

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 - High

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 B. 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











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.

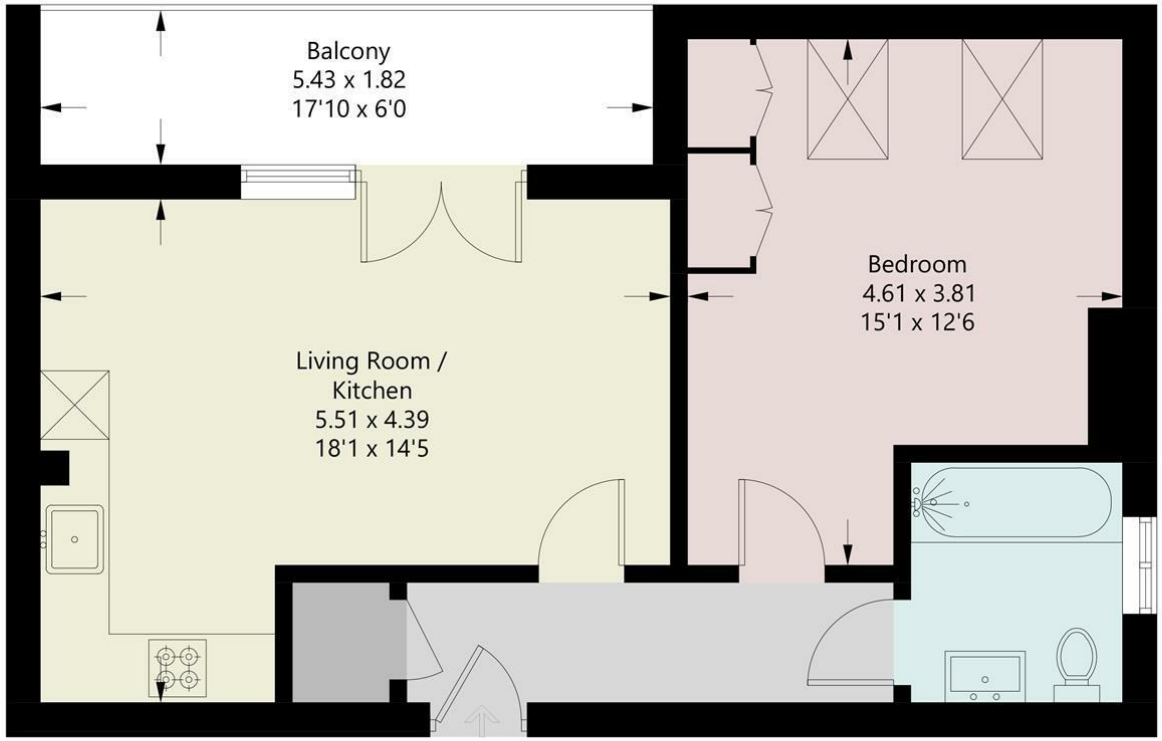
Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

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.

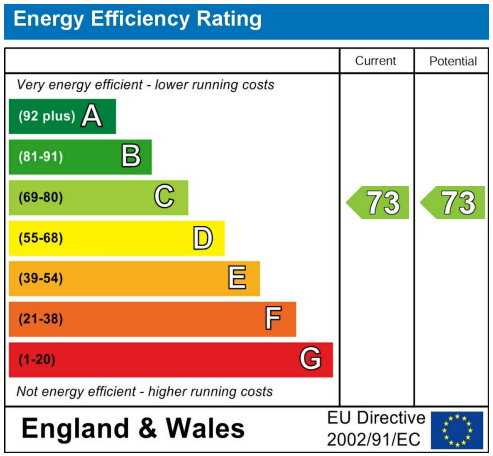
Garnett Mill, Mill Lane, Otley, LS21

Approximate Area = 47.2 sq m / 508 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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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.



Call us on 01943 889010
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