



FLAT 1 26 MANOR STREET, OTLEY LS21 1AX

Asking price £175,000

FEATURES

- Two Bedroomed Ground Floor Apartment In A Lovely Quiet Location
- Smart Modern Appointed Kitchen With A Built In Oven & Hob
- Good Sized Sitting & Dining Room
- Tenure Leashold - 999 Years From 1st Oct 1985
- Private Parking To The Front And Attractive Gardens To The Rear
- Stylish Modern Bathroom Fitted With A Walk In Shower
- Offered With The Advantage Of Having No Onward Chain
- EPC Rating C / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Ground Floor Apartment With No Onward Chain

Privately set just off of Manor Street in the charming town of Otley, this delightful ground floor apartment offers a perfect blend of convenience and tranquillity. Spanning 615 square feet, the property features two well-proportioned bedrooms, a modern bathroom equipped with a walk-in shower, a smart modern kitchen, and a welcoming reception room that invites relaxation.

Built in 1985, this apartment has been thoughtfully updated in recent years, including a contemporary kitchen, bathroom and fresh decorations throughout. The property is offered with the advantage of having no onward chain, making it an ideal choice for those looking to move swiftly into their new home.

One of the standout features of this apartment is its prime location. While it is conveniently situated close to the town centre, offering easy access to local amenities, it also enjoys a peaceful, tucked-away position that ensures privacy. Residents can take advantage of the beautiful riverside and countryside walks that Otley is renowned for, providing a perfect escape into nature.

For those with vehicles, the property includes private block-paved parking to the front, ensuring ease of access. Additionally, the rear of the apartments boasts a lovely garden, exclusively for the use of the apartments, offering a serene outdoor space to unwind.

This charming apartment is an excellent opportunity for first-time buyers, downsizers, or investors seeking a property in a desirable location. With its modern updates and peaceful setting, it is sure to appeal to a wide range of prospective homeowners.

To arrange your viewing of this fine home, 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Communal Entrance

A level entrance into the property which has a secure locked outer door and matching side panel, with the hallway giving access to four apartments, including ours on the ground floor.

Private Entrance Hallway

Providing access to each of the rooms, the hallway also has a valuable deep storage cupboard, an ideal place for suitcases, the Christmas decs etc.

Sitting & Dining Room 19'10" x 10'6" (6.05m x 3.20m)

A lovely proportioned reception room with windows to the front and a central heating radiator.

Kitchen 8'1" x 6'2" (2.46m x 1.88m)

Smartly appointed kitchen having fitted units with worksurfaces over, an electric oven and hob built in. Plumbing for a washer and a window to the front elevation.

Bedroom 1. 12'1" x 10'6" (3.68m x 3.20m)

With wardrobes to one wall providing excellent hanging and storage space. Central heating radiator and a window to the rear looking over the gardens.

Bedroom 2. 9'10" x 8'9" (3.00m x 2.67m)

Central heating radiator and a window to the rear looking over the gardens.

Bathroom

Fitted with a three piece suite in white comprising a large walk in shower with glazed screens, a wash hand basin to a vanity unit and a low level wc. Complemented by tiled splash backs and a heated towel rail.

Parking & Gardens

To the front of the property is a neat block paved driveway for exclusive use of this apartment. Moving around to the rear are delightful landscaped and fully maintained gardens for exclusive use of the apartments.

Tenure, Services And Parking

Tenure: Leasehold - 999 years from 1st October 1985. Service Charge £600 per annum

All Mains Services Connected

Parking: Private Parking For One Car To The Front



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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>

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.

Flood Risk Summary

Surface Water - Very Low
Rivers & Sea - 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>

Opening Hours

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

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.

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.



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Offer Acceptance & AML Regulations

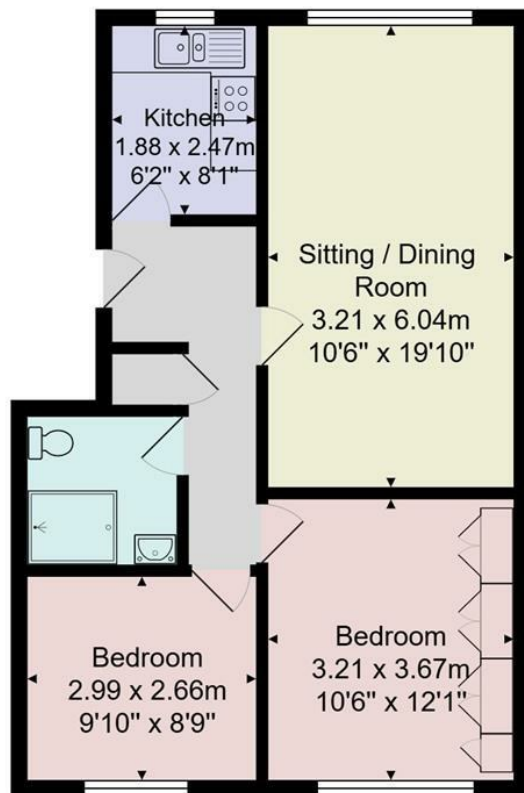
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

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: 57.1 m² ... 615 ft²

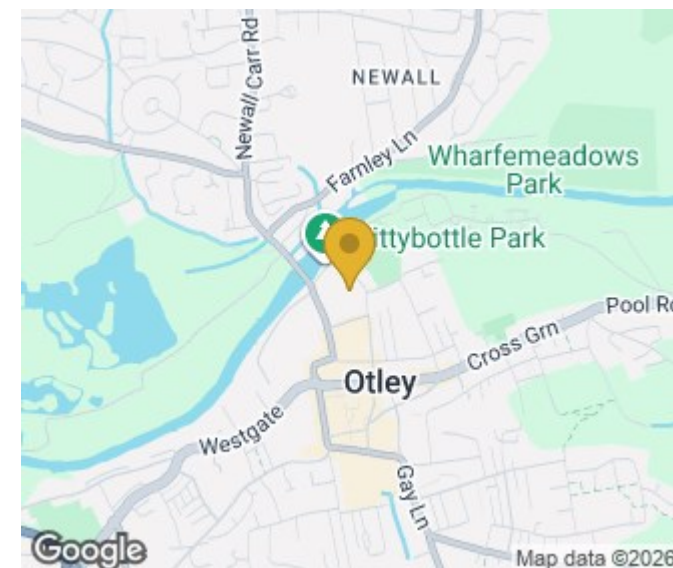
All measurements are approximate and for display purposes only.

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	72	75
(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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