



APARTMENT 2, VICTORIA COURT STATION ROAD, OTLEY LS21 3GY

Asking price £220,000

FEATURES

- Conveniently Located In The Centre Of Otley
- Two Fully Tiled Bathrooms Providing Convenience
- Kitchen With Built In Oven, Hob, Microwave, Fridge-Freezer & Dish Washer
- EPC Rating C / Tenure Leasehold / Council Tax Band C
- Two Double Bedroomed Ground Floor Apartment
- Open Plan Living Area & Dining Kitchen
- Private Allocated Parking Close To The Entrance Door
- Offered With The Advantage Of Having NO ONWARD CHAIN



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Centrally Located Two Bedroom Two Bathroom Ground Floor Apartment

Located in the heart of Otley just off Station Road, this delightful purpose-built ground floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 652 square feet, the property features two well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for couples, small families, or those seeking a spacious living environment.

Constructed in 2007, this apartment has been freshly decorated, allowing you to move in without the need for any immediate renovations. The inviting reception room provides a warm and welcoming space for relaxation or entertaining guests, while the well-appointed kitchen is ready for your culinary adventures.

One of the standout features of this property is its prime location. With local shops and essential facilities just a stone's throw away, you will enjoy the convenience of urban living while still being able to retreat to your peaceful abode. Additionally, the apartment comes with the significant advantage of no onward chain, ensuring a smooth and hassle-free purchasing process.

For those with a vehicle, the property includes a private allocated parking space conveniently located near the entrance door, providing easy access and peace of mind.

This apartment is not just a home; it is a lifestyle choice, offering both comfort and accessibility in a vibrant community. Whether you are looking to invest or find your next home, this property is ready to welcome you. Don't miss the opportunity to make it yours.

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

Secure Communal Entrance

With an intercom entry system, the smart communal hallway provides access to just six apartments. As you come through the entrance door, the apartment is found immediately to the right.

Entrance Hallway

having laminated wooden flooring, a wall mounted electric radiator and a very useful mirror fronted double storage cupboard which has space and plumbing for a washer and also houses the hot water cylinder.

Living Area & Dining Kitchen 20'10" x 12'7" (6.35m x 3.84m)

A lovely spacious living area having a large window looking out to the rear and with Otley Parish Church in the background. Laminated wooden flooring, two wall mounted electric radiators and a smartly appointed kitchen, fully integrated with appliances that include an electric oven, microwave oven, hob with extractor over, a fridge-freezer and dishwasher.

Bedroom 1. 11' x 8'11" (3.35m x 2.72m)

Laminated wooden flooring, a wall mounted electric radiator and a window to the rear.

Bedroom 2. 11' x 8'10" (3.35m x 2.69m)

Laminated wooden flooring, a wall mounted electric radiator and a window to the rear.

Bathroom WC

Fitted with a three piece suite comprising a panelled bath, a wash hand basin and a low level wc. Complemented by fully tiled walls and flooring, an extractor fan and a heated towel rail.

Shower Room & WC

Fitted with a three piece suite comprising a corner shower cubicle, a wash hand basin and a low level wc. Complemented by fully tiled walls and flooring, an extractor fan and a heated towel rail.

Parking

The property benefits from having a private allocated parking space close to the entrance door.

Tenure, Services And Parking

Tenure: Leasehold - 150 year lease commencing 2007 (so approximately 132 years remaining). Victoria Court (Otley) Management Company Limited.



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Ground Rent - £100 per annum (reviewed every 25 years)
Service Charge - £787per annum (reviewed annually) by the property management company CJA Property Management Ltd, 35 Brook Street, Ilkley LS29 8AG
Services: Mains, water, drainage and electric. There is no gas to the apartments.
Parking: Private allocated parking space.

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 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>

Flood Risk Summary

Surface Water - Very Low
Rivers & Sea - Very 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>

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

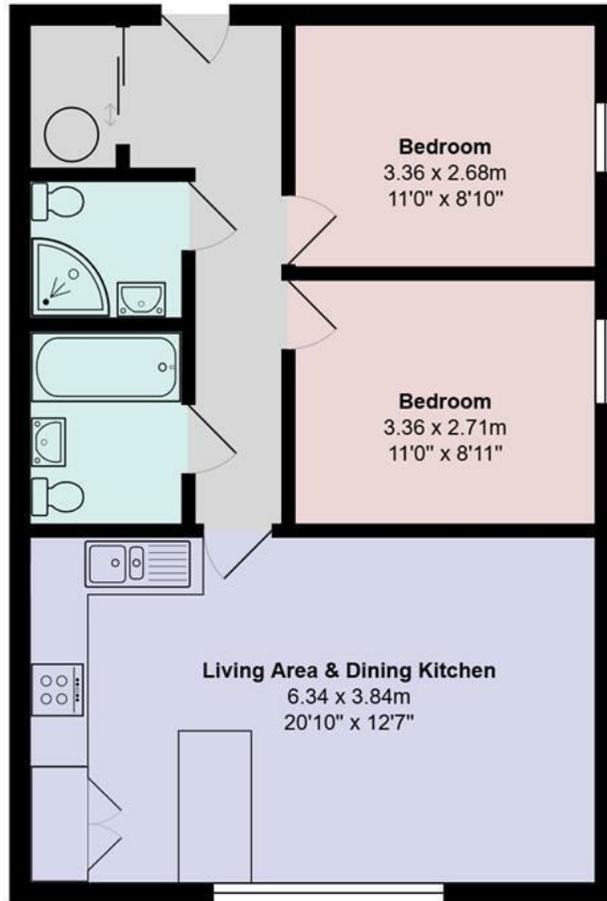
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 60.5 m² ... 652 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

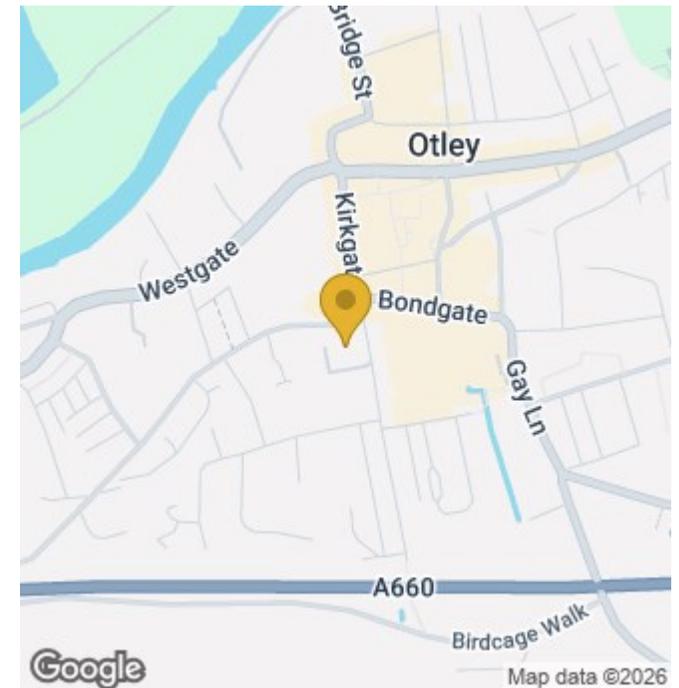
T: Call us on 01943 889010

E: info@shanklandbarracough.co.uk

W: www.shanklandbarracough.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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.



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