



38 NARROWBOAT WHARF RODLEY LS13 1RE

Asking price £167,500

FEATURES

- Well-Proportioned Ground Floor Apartment
- Open Plan Living Accommodation
- Bathroom With Four Piece Suite
- Communal Gardens
- Ideal Opportunity For A Variety Of Buyers
- Delightful Outlook Onto The Canal
- Two Good Sized Bedrooms
- Allocated Parking Space
- Tenure Leasehold / EPC Rating / Council Tax Band
- Within Walking Distance Of Local Amenities & Canalside Walks



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2 Bedroomed Ground Floor Flat Enjoying A Delightful Outlook Over The Canal

Situated in a popular area, this well-proportioned ground floor flat offers a delightful living experience. Spanning 549 square feet, the property features two comfortable bedrooms and a well-appointed bathroom, making it an ideal choice for individuals, couples, or first time buyers.

Built in 2001, this purpose-built apartment boasts an open plan living accommodation that seamlessly combines the reception area and kitchen, creating a spacious and inviting atmosphere. The large windows provide a lovely outlook onto the tranquil canal, allowing natural light to flood the space and enhancing the overall appeal of the home.

Convenience is at your doorstep, as the flat is within walking distance of local amenities, ensuring that shops, cafes, and essential services are easily accessible. Additionally, the property includes parking for one vehicle, a valuable feature in this bustling area.

This apartment presents an excellent opportunity for a variety of buyers, whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a promising rental opportunity. With its attractive location and modern features, this flat is sure to impress.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Communal Entrance

Private Entrance Hall

Having two useful store cupboards and entry phone.

Living Area & Kitchen 19'2" x 11'3" (5.84m x 3.43m)

A delightful open plan living space incorporating a kitchen and sitting area. The

sitting area with ceiling cornice and radiator enjoys a dual aspect having windows to the side and rear elevation enjoying an attractive outlook over Leeds Liverpool Canal. The kitchen is fitted with a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap and integrated appliances including a dishwasher, washing machine, electric oven and four ring gas hob having a stainless steel hood over. Space for a freestanding fridge/freezer, ceiling cornice, laminate flooring and recessed spotlights. Radiator and window to the rear elevation.

Bedroom 1. 13'8" x 9'7" (4.17m x 2.92m)

A double bedroom with fitted wardrobe, radiator, ceiling cornice and two windows to the side elevation.

Bedroom 2. 10'3" x 7'0" (3.12m x 2.13m)

A multi-functional room which would also make an ideal study or hobbies room with ceiling cornice, radiator and window to the side elevation.

Bathroom

With a white four piece suite comprising a panelled bath, low suite w.c, pedestal wash hand basin and separate tiled shower stall. Heated towel rail, shaver point, part tiled walls, recessed spotlights and laminate flooring.

Outside

The property has allocated parking and sits in well tended communal gardens for the use of the residents as well as the use of a communal bike store. The development enjoys a delightful outlook onto Leeds Liverpool Canal where you can enjoy a walk in a tranquil setting.

Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 125 year lease which commenced on the 1st January 2001, so approximately 100 years remaining.

SERVICE CHARGE: We are informed by our clients that the current service charge is £1122.88 per annum with an annual ground rent of £100.

MANAGEMENT COMPANY: Adair Paxton, First Floor, Sanderson House, 22 Station Road, Horsforth, Leeds LS18 5NT.

SERVICES: All Mains Services Connected



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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>

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>

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



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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.

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.

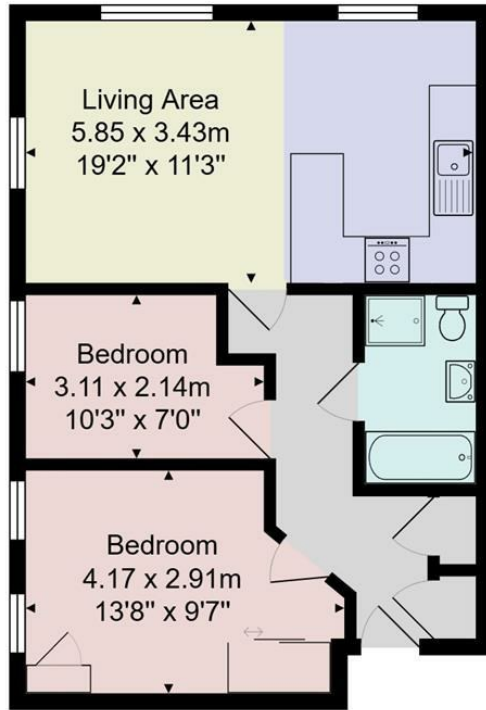
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 50.4 m² ... 543 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		79	79
(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.

