



## 4 Davy House, 14 Chevin Fold, Otley, LS21 1RB

Asking Price £160,000

- TWO BED APARTMENT
- FRENCH DOORS WITH JULIET BALCONY
- COMMUNAL GARDENS
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUYER/INVESTOR PROPERTY
- ALLOCATED PARKING
- OPEN RURAL VIEWS
- SECURE ENTRY SYSTEM
- NO CHAIN
- EARLY VIEWING A MUST

# 14 Chevin Fold, Otley LS21 1RB

Nestled within a CHARMING AND SELECT residential development of HIGH-QUALITY, PURPOSE-BUILT APARTMENTS, this SUPERB FIRST-FLOOR, TWO-BEDROOM HOME is ready for you to move into and enjoy. Ideal for a range of buyers, including FIRST-TIME HOMEOWNERS, SAVVY INVESTORS, or those in search of a second home, THIS APARTMENT OFFERS BOTH COMFORT AND CONVENIENCE.



Council Tax Band: B



## **PROPERTY DETAILS**

Nestled within a charming and select residential development of high-quality, purpose-built apartments, this superb first-floor, two-bedroom home is ready for you to move into and enjoy. Ideal for a range of buyers, including first-time homeowners, savvy investors, or those in search of a second home, this apartment offers both comfort and convenience.

As you approach, you'll find designated parking at the front, leading to the entrance lobby equipped with intercom entry for added security. Upon entering the communal hallway, you'll have access to the first and second floors. On the first floor, you'll be greeted by another entrance lobby that welcomes you into the spacious entrance hall of the apartment. Here, a large built-in cupboard provides convenient storage space.

The heart of the home is the lovely, bright, and airy open plan living/dining and kitchen area, which boasts pleasant views. The space is illuminated by two rear elevation windows and French doors that open onto a Juliette balcony, inviting natural light to fill the room. The master bedroom is generously proportioned, offering a peaceful retreat, while a second good-sized bedroom adds flexibility to the living arrangements. The modern bathroom is stylishly appointed and completes the interior.

Outside, the designated parking ensures convenience for residents. Though tucked away, this apartment is within easy walking distance of the centre of Otley, where a wealth of amenities await. Explore a variety of shops, bars, restaurants and coffee shops. The area also boasts an excellent local primary school, commuting links and access to lovely countryside walks. There are communal gardens for the flats including a privately enclosed lawned garden to the side elevation.

For those seeking a fantastic apartment close to amenities in a small, exclusive development, this could be the perfect choice.

## **ADDITIONAL INFORMATION**

We are advised by the seller that the property is Leasehold, offering the remainder of a 250 year lease which commenced on the 1st Jan 2005 . The property pays an annual ground rent of £250 per annum and has a service charge currently set at £83.55 per month which includes the buildings insurance, the lighting of the communal hallways, grounds upkeep etc. For further details on the maintenance charges please contact the management company, Together Housing tel: 0300 555 5360.



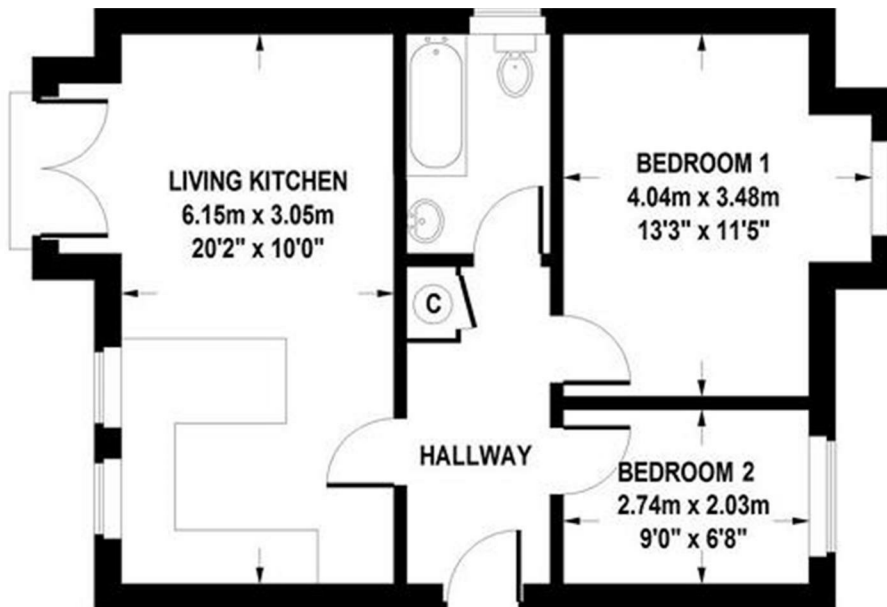
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(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	



## 4 DAVY HOUSE

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate.