



HUNTERS[®]

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Bridge Street, Otley, LS2 1

£290,000

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A fantastic opportunity to acquire a second floor two bedroom retirement apartment in the exclusive Adlington House, within easy reach of Otley's amenities. The spacious accommodation, briefly comprises a welcoming entrance, a stunning living area with contemporary fireplace and access to a balcony with fabulous views towards the well kept gardens, stylish kitchen with fitted appliances, two double bedrooms, a shower room, plus there is a large utility cupboard, and separate storage room. Externally, the development is surrounded by well maintained communal gardens and there is a car park for the use of residents. Additional benefits for residents include 24 hour on site support, use of the elegant table service restaurant (when operating), on site hairdressers, beautiful sitting areas inside and internal mobility scooter store with electric charging facilities. Viewing is highly recommended to fully appreciate the accommodation on offer. No onwards chain.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



ACCOMMODATION

The apartment has electric heating and UPVC sealed unit double glazing throughout.

GROUND FLOOR

ADLINGTON HOUSE ENTRANCE

The development is accessed via a secure locked outer door with video entry system to each apartment, there is the site office within the communal entrance hall. The apartment is on the second floor, accessed via the stairs or by lift.

SECOND FLOOR

Solid timber front entrance door to the apartment leads into:-

PRIVATE ENTRANCE HALLWAY

Video entry system, inset ceiling spotlights.

STORAGE ROOM

11'1" x 3'11"

Very useful and versatile storage room

LIVING / DINING ROOM

11'1" x 12'4" 11'1" x 11'2"

French doors lead out to the balcony, with glass balustrade, overlooking the rear of the development with a great over the well maintained communal gardens, electric radiator, attractive fireplace with electric fire inset, there is a space for dining in front of the French doors.

KITCHEN

7'11" x 10'4"

Window overlooking the rear of the development, inset ceiling spotlights, range of modern fitted kitchen units at base and wall level having complementary worksurfaces and upstands, undercabinet lighting, one and a half times stainless steel sink and drainer, integral slimline dishwasher, integral fridge freezer, integral eye level electric oven and microwave, four ring ceramic hob with integrated extractor hood over and stainless steel splashback.

BEDROOM

9'7" x 14'11"

Window overlooking the rear of the development, wall mounted electric heater.

BEDROOM

9'7" x 14'11"

Window overlooking the rear of the development, wall mounted electric heater, built in wardrobes with sliding doors.

BATHROOM

6'6" x 8'0"

Fully tiled wet room, with chrome ladder style heated towel rail, inset ceiling spotlights, three piece suite comprising thermostatic shower with glazed shower screen, pedestal wash hand basin, low level WC with concealed cistern.

UTILITY

6'4" x 3'3"

Off the entrance hall, having double doors, housing hot water cylinder with space and plumbing for a washing machine and space for a condensing tumble dryer, and some useful additional storage.

ADLINGTON HOUSE FACILITIES

- * Thriving social activities, clubs and events
- * Elegant table service restaurant
- * Beautifully appointed lounge with reading areas and outdoor patio
- * Activities and craft room
- * Spa suite
- * Hairdressing salon
- * Fully furnished guest suite with en suite
- * Private residents' parking
- * Beautifully landscaped and maintained gardens
- * Internal mobility scooter store with electric charging facilities

TENURE

We have been informed by our client that the property is held on a 125 year lease from 1st January 2016. All residents living at Adlington House contribute to the service and well being charges. The weekly current combined service charges and well being charges are currently approximately £206 per week. The cost includes services such as communal cleaning and maintenance, external window cleaning, water and sewage, buildings insurance and estate management. They also enable Adlington Management Services to have someone on duty 24 hours every day in case of emergency, working in tandem with a discreet emergency call installed in each apartment. In addition, the apartments pay a ground rent charge based on the number of bedrooms with this property currently paying £1,867.85 per annum. Please note that, on resale, Administration charges and a Building Reserve Fund Contribution apply.

AGENTS NOTES

Tenure: Leasehold

Council Tax Band C, Leeds City Council

DIRECTIONS

From our Hunters Otley office on Kirkgate, follow the road down to the main lights. Proceed through the lights, around Manor Square and staying on the same road down Bridge Street. The apartments are found to the right hand side on the corner of Bridge Street and Mill Lane just before the bridge by the River Wharfe

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01943 660002

OPENING HOURS

Mon - Fri: 9:00- 17:30

Sat: 9:30 - 14:30

Sunday viewings by appointment

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate

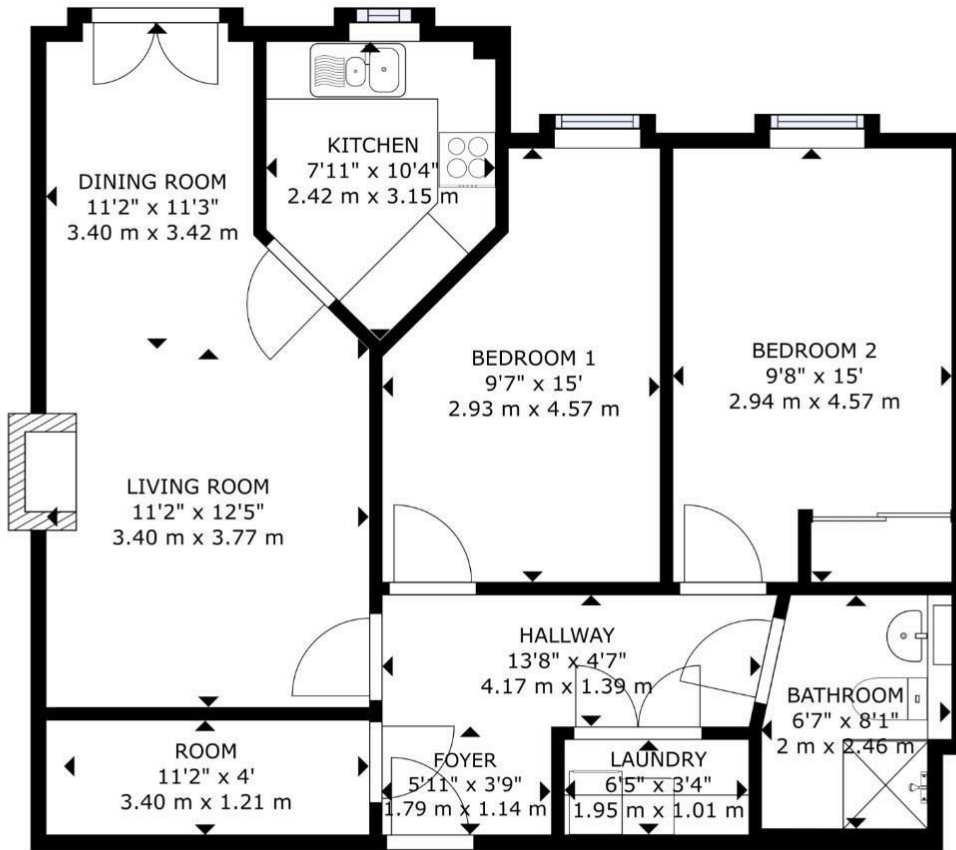
KEY FEATURES

- TWO DOUBLE BEDROOMS
- INDEPENDENT LIVING/RETIREMENT
 - SECOND FLOOR
 - OVER 65'S
- BALCONY WITH GARDEN VIEWS
- EXCLUSIVE ADLINGTON DEVELOPMENT
 - CONTEMPORARY INTERIOR
 - CENTRAL OTLEY LOCATION
 - EPC RATING B



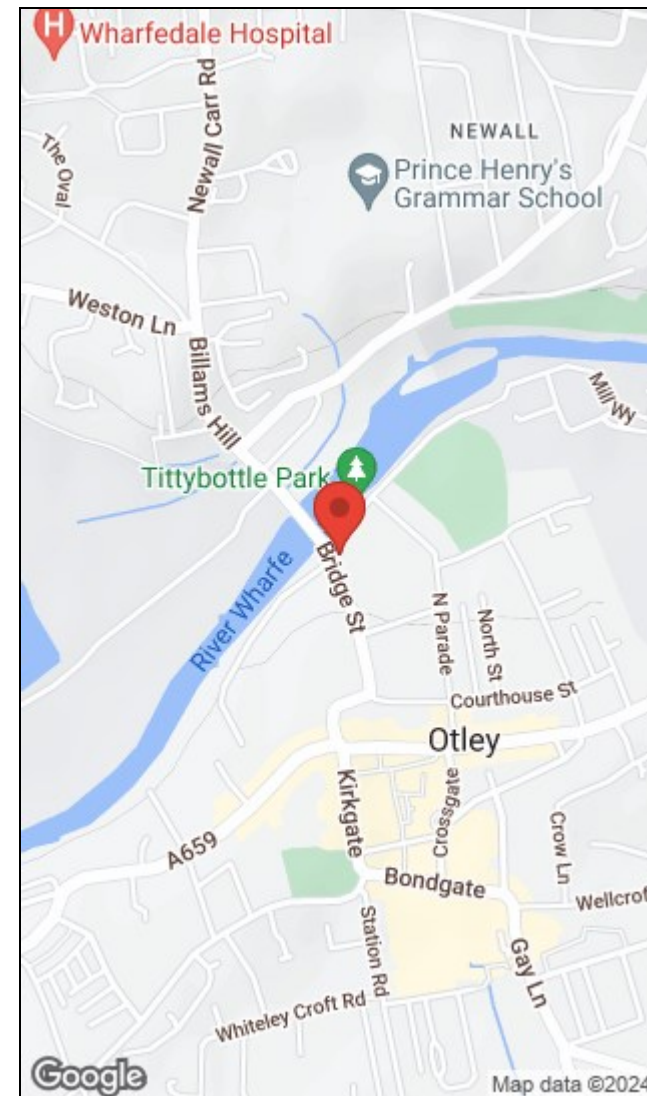






GROSS INTERNAL AREA
 FLOOR 1: 803 sq ft, 74.61 m²
 TOTAL: 803 sq ft, 74.61 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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