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2 2 3 D

# Courthouse Street, Otley, LS21

£225,000

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A spacious two bedroom duplex apartment within the historic Grade II listed Courthouse building in the centre of Otley. The apartment, one of only four in the building, retains many of stunning character features including a wonderful spiral staircase sweeping down to the the lower ground floor. There are high ceilings to the ground floor, lots of additional storage and an attractive communal entrance hallway with mosaic tiled flooring. There is also a private rear entrance door which leads out to a single parking space. The accommodation comprises: entrance hallway, living room and two bedrooms (one with an en suite), to the ground floor, and to the lower ground floor there is a spacious kitchen/diner, a further versatile snug off the kitchen area, a bathroom and large storage room. The spacious and unusual hall/understairs adds a further dimension. The apartment also benefits from gas central heating. This property comes to market chain free and has to be seen to be fully appreciated.

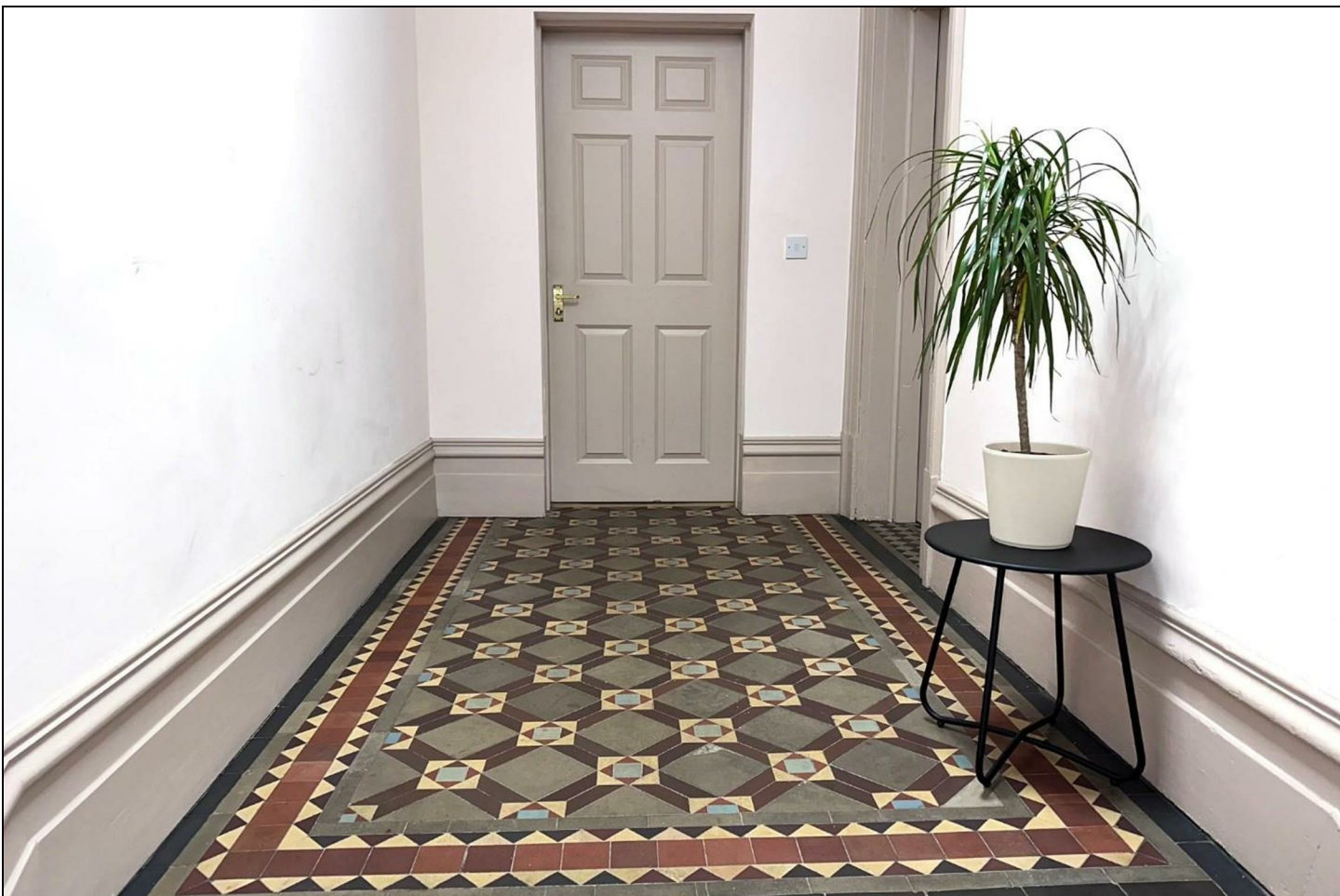
Otley is a thriving market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links.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

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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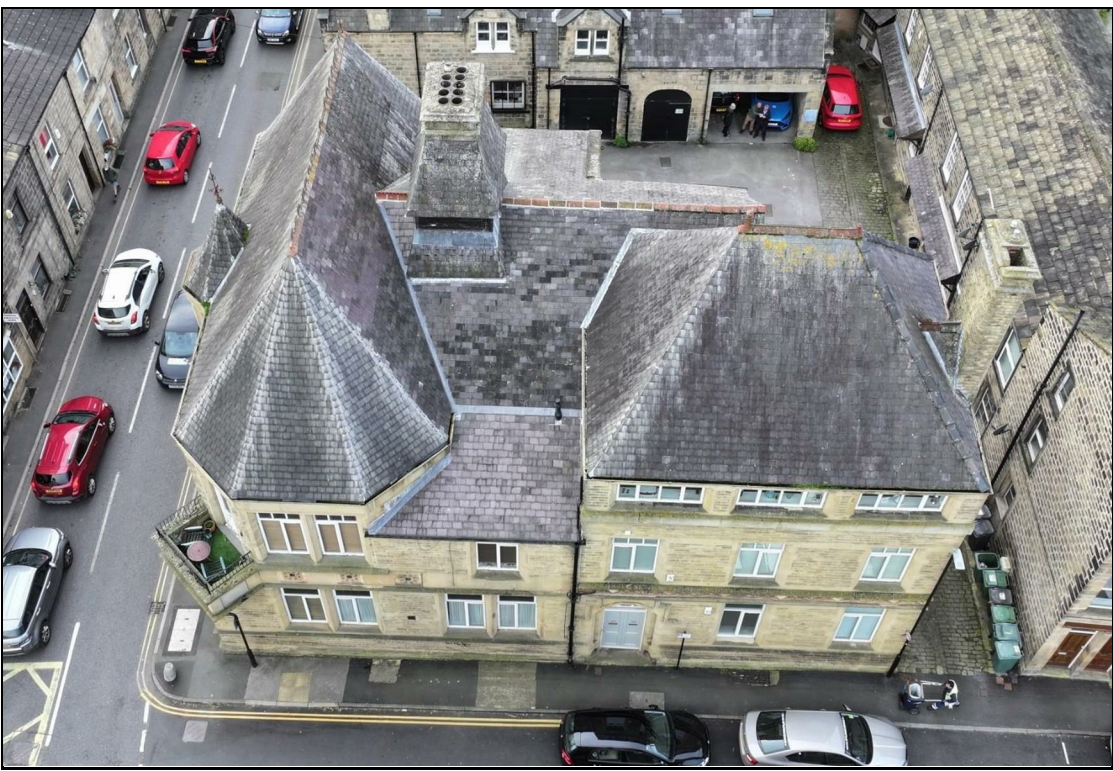


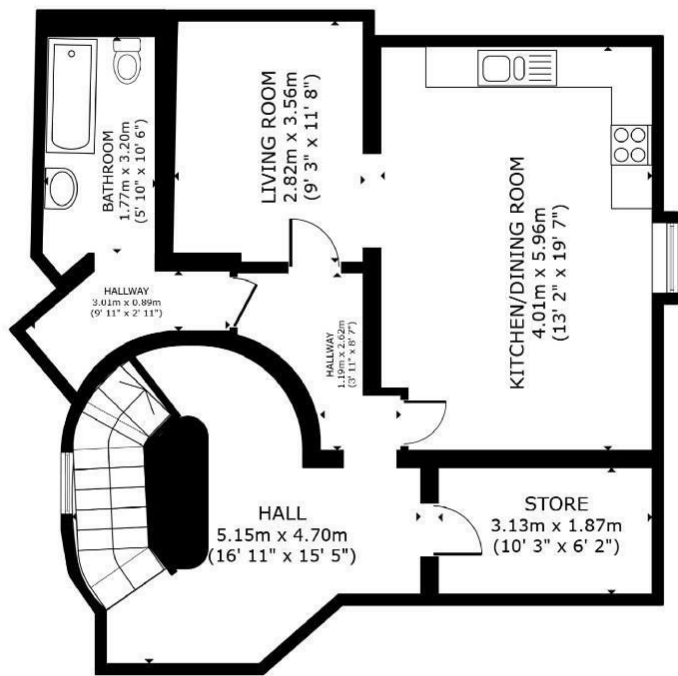
## KEY FEATURES

- SPACIOUS TWO BEDROOM DUPLEX APARTMENT
- GREAT TOWN CENTRE APARTMENT
  - ALLOCATED PARKING SPACE
  - VERSATILE ACCOMMODATION
  - OPEN PLAN KITCHEN/DINER
  - BATHROOM & EN SUITE
  - LARGE STORAGE ROOM
  - NO ONWARDS CHAIN
  - EPC RATING D

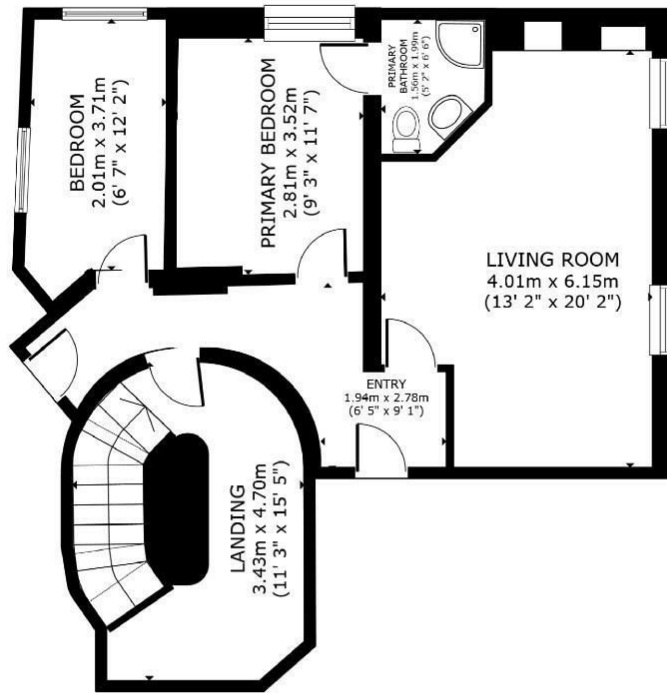








GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 73.5 sq.m. (791 sq.ft.) FLOOR 1 66.4 sq.m. (714 sq.ft.)  
 TOTAL : 139.8 sq.m. (1,505 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**DIRECTIONS**

From our Hunters Otley offices on Kirkgate, turn left onto Bondgate. After the pedestrian crossing turn left onto Crossgate and continue until the traffic lights. Go straight on at the lights onto Wesley Street, and then find somewhere to park on Courthouse Street or within the pay and display car park. The apartment is on the corner of Wesley Street and Courthouse Street with the communal entrance door, for two apartments, being on Courthouse Street.

**AGENTS NOTES**

Tenure: Leasehold. We have been informed by our client that the apartment is held on a 999 year lease from January 2000. The current annual service charge is £300. Any larger costs are shared equally between the four apartments.

Council Tax Band C, Leeds City Council

**ADDITIONAL SERVICES**

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

**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.

**ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 78        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 64                      |           |
| (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 |           |

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