



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Boroughgate, Otley, LS21

£159,000

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A beautifully presented one bedroom ground floor apartment situated in the heart of Otley and close to all the facilities the town has to offer. Recently converted, the apartment has contemporary fixtures and fittings throughout and benefits from a communal yard to the rear with a bike and bin store. The accommodation, consists of a entrance hallway, a living room, dining kitchen, bathroom and a spacious double bedroom.

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  
otley@hunters.com | www.hunters.com

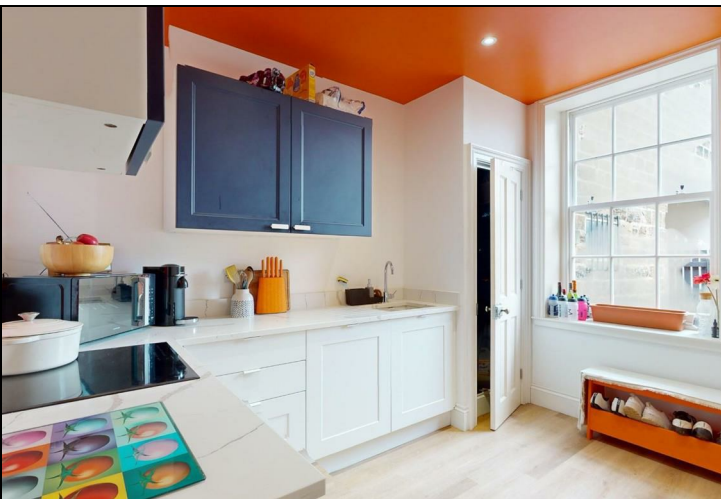


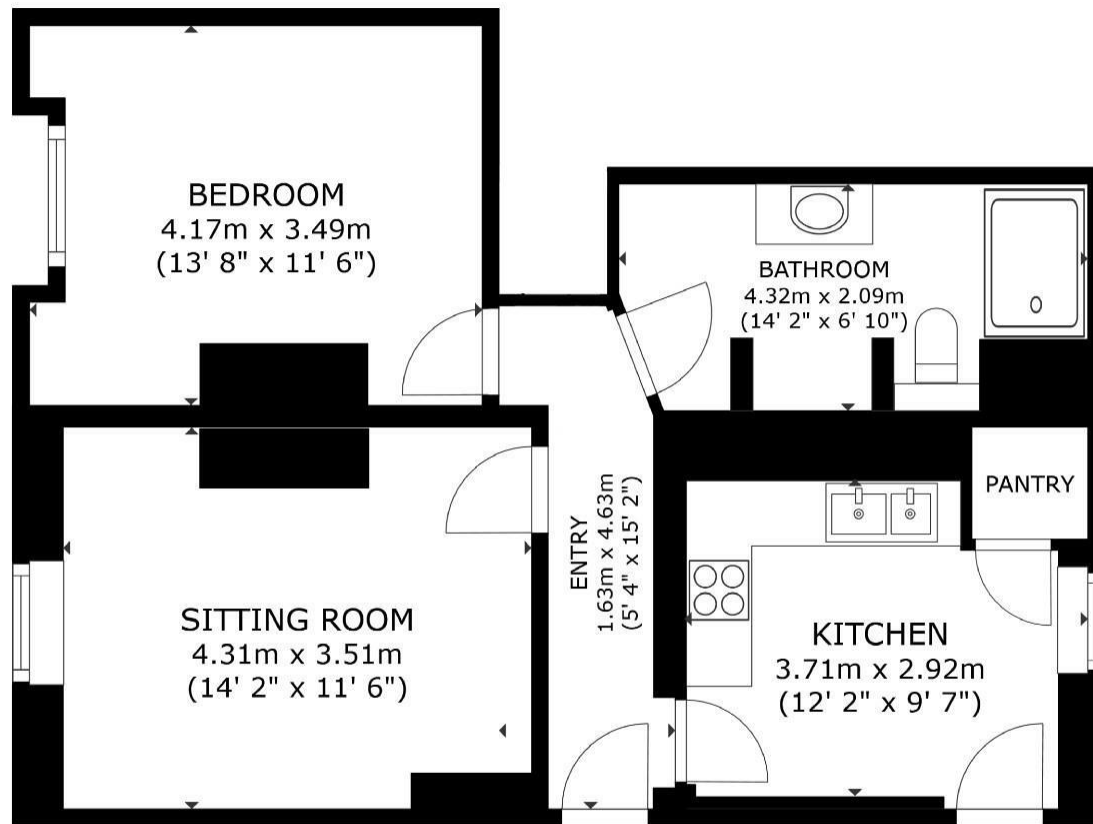
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## KEY FEATURES

- ONE BEDROOM GROUND FLOOR APARTMENT
- CONTEMPORARY FINISH THROUGHOUT
- DOUBLE BEDROOM
- DINING KITCHEN
- CENTRAL OTLEY LOCATION
- COMMUNAL REAR YARD
- BIKE AND BIN STORE
- EPC RATING E





FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 60.3 m<sup>2</sup> (649 sq.ft.)  
 TOTAL : 60.3 m<sup>2</sup> (649 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**DIRECTIONS**

From our Hunters Otley offices on Kirkgate, follow the road around the corner onto Bondgate. Turn left at the Rose & Crown onto Crossgate. Proceed past the bus station to the traffic lights. The property can be found on the corner of Boroughgate and Wesley Street, with the entrance on Boroughgate.

**AGENTS NOTES**

Tenure: Leasehold. We have been informed by our client that the apartment is held on a 999 year lease from January 2022. Currently the owners are not paying any service charge but it will be £894 every six months once it is introduced.

Council Tax Band B, Leeds City Council

**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.

**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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	53
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	