



HUNTERS®
HERE TO GET *you* THERE



Burras Lane, Otley, LS21

£130,000



A well presented first floor one bedroom apartment, conveniently located within easy walking distance of Otley town centre, comes to the market with NO ONWARD CHAIN. In brief, there is a communal entrance hallway for two of the apartments with stairs leading to the first floor. Within the apartment there is an entrance hallway, a living/dining room, a galley kitchen, a double bedroom with built in wardrobes and the bathroom. Externally, there are is a front garden belonging to the flat, and one allocated parking space to the rear.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. 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.

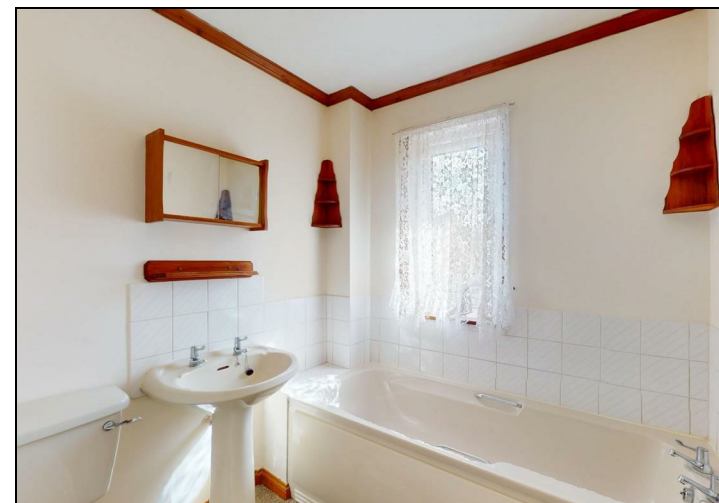
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com

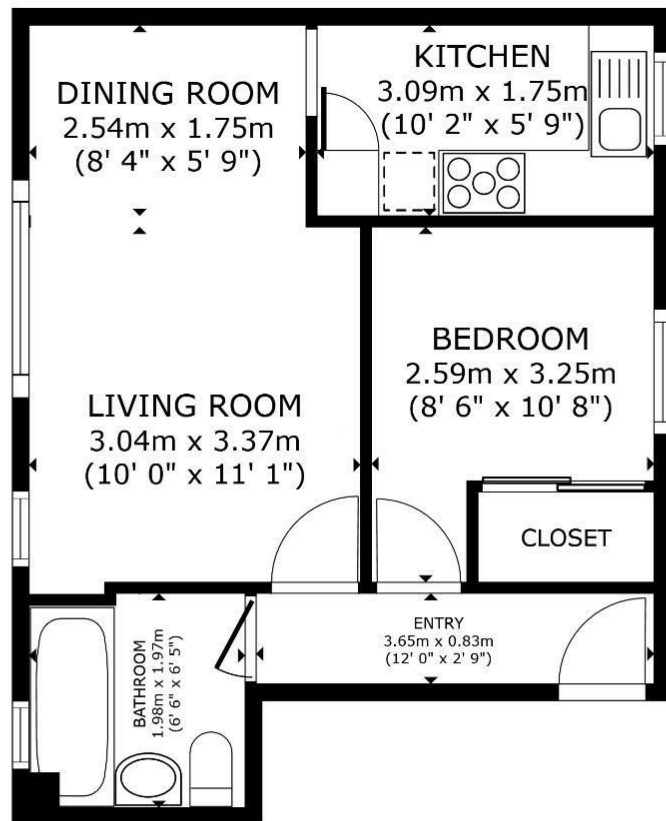


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KEY FEATURES

- PURPOSE BUILT FIRST FLOOR APARTMENT
 - ONE BEDROOM
- RECENTLY REDECORATED AND NEW CARPETS THROUGHOUT
 - ONE ALLOCATED PARKING SPACE
 - CLOSE TO OTLEY TOWN CENTRE
 - FITTED KITCHEN
 - NO GROUND RENT
 - NO ONWARDS CHAIN
 - EPC RATING C





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 36.8 m² (396 sq.ft.)
TOTAL : 36.8 m² (396 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley office on Kirkgate join Burras Lane. The property can be found on the right hand side directly after Waitrose and the right turn onto Granville Mount.

AGENTS NOTES

Tenure: The apartment is leasehold with a share in the freehold - we are advised by the seller that the property is leasehold and offered with the remainder of the 999 year lease which has 957 years remaining and the lease end date of 01/04/2986. The flat owners are the directors of their own management company, Granville Mews Management company. Each property pays zero ground rent but is responsible for their proportion of the buildings insurance which was £223.80 for 2025 and will vary annually depending on the cost of insurance for that year.

Council Tax Band C, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

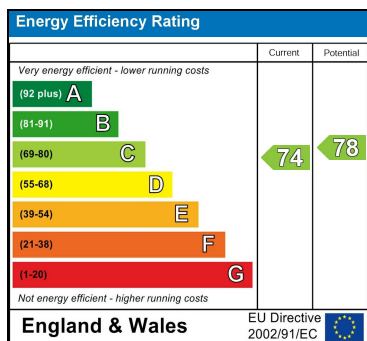
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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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