



8 MELLOR CLOSE OTLEY LS21 2FB

Asking price £285,000

FEATURES

- Spacious First Floor Leasehold Apartment
- Three Double Bedrooms
- Private Balcony With Space For A Table And Chairs
- Flexible Accommodation Which Could Be Utilised In Numerous Ways
- Council Tax Band C
- Open Plan Living Space with Modern Kitchen
- Smart House Bathroom and En-suite
- Two Allocated Parking Spaces And Additional Visitors Spaces
- Ideal for First Time Buyers, Couples, Families and Investors Alike
- EPC Rating B



Spacious 3 Bedroom First Floor Apartment Located In Otley

A spacious three bedroomed first floor apartment in a thoughtfully designed and highly sought after residential area close to local schools and transport links. The property is beautifully maintained and provides flexible accommodation creating an ideal opportunity for first time buyers, couples and families alike to acquire this home which is ready to move straight into. Accessed via a communal entrance servicing three other apartments, stairs lead up to the first floor where the apartment is situated and benefits from a private entrance hall with two storage cupboards, terrific open plan living accommodation with kitchen, three good sized double bedrooms which could easily be utilised in different ways, modern en-suite and house bathroom. Outside the property enjoys its own private balcony and has two allocated parking spaces, with visitors spaces also available and the use of the developments well kept communal gardens.

The property with GAS FIRED CENTRAL HEATING, ATTRACTIVE DOUBLE GLAZED SASH WINDOWS and with approximate room sizes comprises:

Ground Floor

Communal Entrance

A communal entrance hall with a secure entrance door having a voice entry system and stairs to the first floor.

First Floor

Private Entrance Hallway

With radiator and two very useful storage cupboards with one housing the central heating boiler.

Sitting Room and Dining Area 16'11" x 15'5" (5.16m x 4.70m)

A superb living space with plenty of room for a suite and dining table having three radiators and enjoying a dual aspect with two windows to the rear elevation, and glazed door onto the private balcony.

Kitchen 12'4" x 8'2" (3.76m x 2.49m)

A modern kitchen with a range of base and wall units incorporating cupboards, drawers, wine rack and granite work surfaces with upstands and concealed lighting. Inset one and a half bowl stainless steel sink unit with mixer tap and

integrated appliances including a washer/dryer, dishwasher, fridge/freezer and electric oven with a gas hob having a stainless steel hood over. Fully tiled floor, recessed spotlights and window to the rear elevation.

Bedroom 1. 13'3" x 8'11" (4.04m x 2.72m)

A good sized double bedroom having a range of fitted wardrobes, two radiators and a window to the rear elevation.

En-Suite Shower Room

A smart shower room with a generous shower stall having a thermostatic shower, low suite wc and wash hand basin. Heated towel rail, recessed spotlights, part tiled walls and fully tiled floor.

Bedroom 2. 13'8" x 8'11" (4.17m x 2.72m)

Another generous double bedroom which could also be utilised as a dining room with radiator and window to the rear elevation.

Bedroom 3. 16'4" x 8'0" (4.98m x 2.44m)

The third double bedroom which would also make an ideal study for those working from home having two windows to the side elevation.

Private Balcony

Located just off the sitting room the apartment enjoys a private balcony providing space for a table and chairs.

Gardens and Parking

The property benefits from two allocated parking spaces as well as additional visitors parking spaces also being available. The property also has the use of communal gardens for the developments residents.

Tenure, Service Charges and Services

Leasehold

Managing Agent: Rendall & Rittner

Lease Length: 250 years from 1st January 2014, so approximately 240 years remaining as of April 2024



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We are informed by our client that the service charge for year 2024 is £2,533.32 per annum, collected monthly at £211.13 per month and a ground rent of £336.56 per annum paid in two half yearly installments of £168.28

Service charge is reviewed annually.

All mains services.

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.



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Money Laundering, Terrorist Financing and Transfer

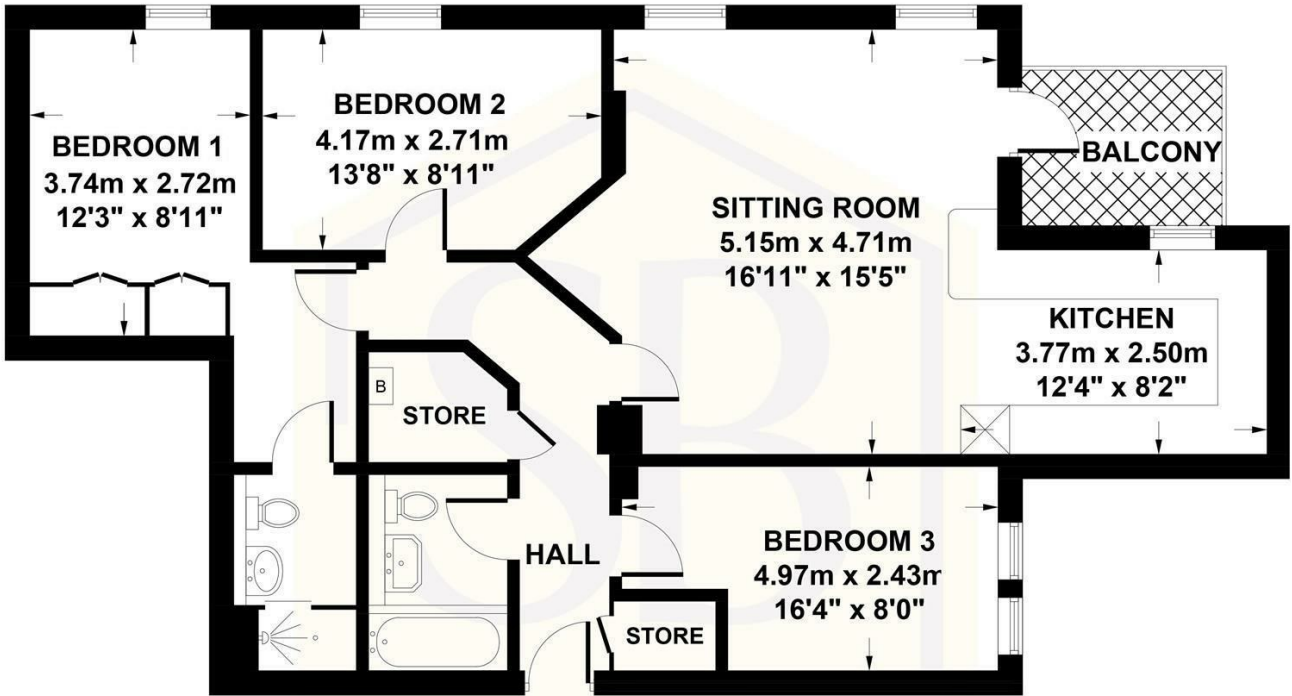
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

General

The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
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