



2 CHEVIN COURT OTLEY LS21 1RL

Asking price £139,950

FEATURES

- Ground Floor Flat Within The Highly Regarded Chevin Court Development
- Offered With The Advantage of Having No Onward Chain
- Sitting & Dining Room With A Focal Fireplace
- Electronic Gated Entrance For Added Security & Privacy
- EPC Rating C / Tenure Leasehold
- Conveniently Located In The Town Centre
- Double Bedroom with Fitted Wardrobes
- Bathroom Fitted With A Walk In Shower with A Seat
- On Site Manager / Residents Function Room / Guest Suite
- Located Within Otley's Conservation Area



1 Bedroom Apartment Centrally Located In Otley

Specifically designed for the over 60's, very conveniently located within the town centre forming part of the highly regarded and sought after Chevin Court development, is this 1 bedroom ground floor flat. Offered with the advantage of having NO ONWARD CHAIN, the property includes a welcoming hallway with excellent storage, a good sized sitting room over looking the front garden area, a kitchen, double bedroom and the bathroom fitted with a walk in shower. Chevin Court has many additional benefits including having a house manager, a large meeting / function room for use by the residents, and security coded gates providing private access to Chevin Court and of course the excellent central location with all the shops, the post office and bus station all very close by. Arranging a viewing is easy, simply contact Shankland Barraclough Estate Agents in Otley for your appointment.

Otley

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with ELECTRIC STORAGE HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Communal Entrance

Via a security locked outer door with a buzzer entry system connected to each flat. The communal hallway provides access to only 4 flats.

Private Entrance Hallway

Having extensive storage to the built in mirror fronted cupboards with hanging and shelved space inside.

Sitting Room 17'2" x 10'7" (5.23m x 3.23m)

Having a focal fireplace with an electric fire, a large sash window to the front elevation (with a winding easy opener) and an electric storage heater.

Kitchen 7'2" x 7'2" (2.18m x 2.18m)

Fitted with a good number of wall and base units having worksurfaces over, a sink unit inset and tiled walls. Built in electric oven and hob with an extractor hood over, space and plumbing for a washer and space for a fridge-freezer.

Bedroom 13'5" x 8'10" (4.09m x 2.69m)

Benefitting from built in wardrobes with storage cupboards over, an electric storage heater and a large sash window (with a winding easier opener) to the front elevation.

Bathroom

Fitted with at three piece suite comprising a large walk in shower with a built in seat and grab rails included. Wash hand basin and a low level w.c to a vanity unit. Extractor fan and a heated towel rail complete the shower room.

Communal Gardens & Residents Parking

Chevin court offers several small garden areas and innumerable tubs and hanging baskets in the courtyard, which are a mass of colour in the spring and summer, annually commended by the Otley in Bloom committee. Allocated parking spaces can be leased directly through the house manager (subject to availability). In addition there are further visitor parking bays. Vehicular access is off of Courthouse Street with an electronic security gate.

Residents Services

- + Resident House Manager
- + Fitted Communal Laundry
- + Furnished Residents Lounge / Meeting Room
- + Guest Suite available for the sole use of friends & family at a reasonable cost.
- + Lift to each floor
- + 24 Hour Emergency Contact System



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Tenure, Fees & Services

Service charge for year 2023/24 is £3,063.94 per annum, collected monthly at £255.33 per month

age requirement: 60

landlord: Chevin Court Ltd

managing agent: Commerson Estate Management Ltd

Lease length: 125 years from 1st January 1991, so approximately 91 years remaining as of January 2024

Fees payable by Purchaser on completion of sale:

- Deed of Covenant £240.00 inc VAT

- Notice of Assignment £0.00

Exit fees apply on resale. Service charge is reviewed annually.

Please note that there is no gas to these apartments. Mains Electric, Water & Drainage are all mains connected.

Council Tax

Leeds City Council Tax Band C.

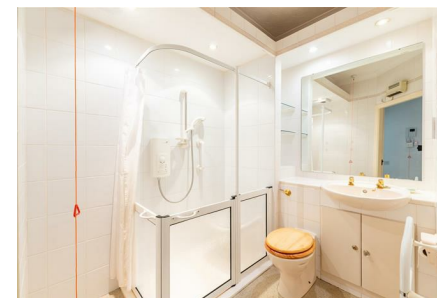
Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. 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(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

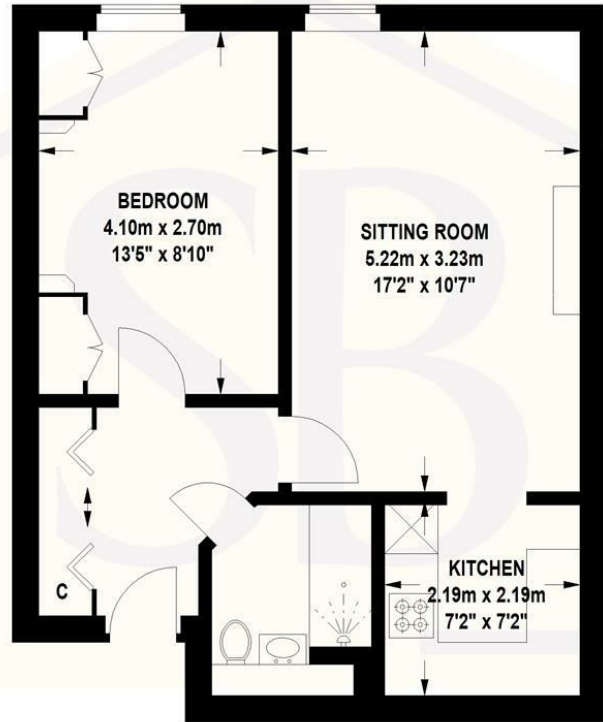
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.

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/>



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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
info@shanklandbarracloough.co.uk
www.shanklandbarracloough.co.uk

