



# 1 BROOKLANDS COURT OTLEY LS21 1FP

Asking price £375,000

## FEATURES

- Spacious Ground Floor Apartment
- Modern Breakfast Kitchen
- House Bathroom, Utility Room and Potential Office
- Close to Otley Town Centre Amenities
- Property Due To Be Converted From Freehold Title to Leasehold Title During The Conveyance
- Three Large Reception Rooms
- Three Double Bedrooms One With a Jack and Jill Shower Room
- Private Patio, Communal Gravelled Area and Three Allocated Parking Spaces
- Flexible And Versatile Accommodation For A Variety Of Buyers
- EPC Rating B / Council Tax Band D





# Spacious and Versatile 3 Bedroomed Ground Floor Apartment

## 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.

A large light and airy ground floor apartment totalling over 1900 sq ft, providing spacious and versatile accommodation benefiting from three generous reception rooms, three double bedrooms and private gardens and parking, all within walking distance of Otley town centre. Offered to the market with the advantage of having NO ONWARD CHAIN, the property is ready to move straight into and incorporates three bedrooms, three reception rooms, entrance hall and separate rear hall, potential office, breakfast kitchen, Jack and Jill shower room, bathroom and three allocated parking spaces with flagged patios to the front and rear, with the front walled patio enjoying a south westerly aspect. This property would be ideal for a variety of buyers including those with a dependant relative with level access to the side. Contact Shankland Barraclough Estate Agents in Otley to arrange your appointment to view.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Entrance Porch

With a double glazed entrance door, attractive stone floor and window to the front elevation.

### Entrance Hall

With recessed spotlights, attractive stone floor, generous store/potential office off and access to the Jack and Jill shower room.

### Potential Office 6'5" x 6'3" (1.96m x 1.91m)

Currently used as a large store room this space could be easily utilised as a office or hobbies room with stone floor and window to the front elevation.

### Lounge 16'1" x 13'1" (4.90m x 3.99m)

A good sized light and airy reception room benefiting from a dual aspect with windows to the

front and side elevations. Recessed spotlights, attractive stone floor and enjoying French Door to the front onto the walled patio area. Double doors into:

### Sitting Room 19'5" x 16'1" (5.92m x 4.90m)

A terrific spacious sitting room with a feature fireplace having a stone hearth, wooden surround and mantle. Attractive stained glass windows to the side elevation and double doors into:

### Dining Room 14'11" x 11'7" (4.55m x 3.53m)

The third good sized reception room with window to the side elevation.

### Breakfast Kitchen 13'6" x 10'11" (4.11m x 3.33m)

A modern 'Shaker Style' kitchen with an extensive range of base and wall units incorporating cupboards, drawers, concealed lighting and co-ordinating work surfaces. Inset one and a half bowl sink unit with mixer tap, integrated dishwasher and double electric oven with a four ring gas hob having an extractor over. Space for another under counter appliance, windows to the side and rear elevation and door out to the private rear garden.

### Inner Hall

With separate private entrance door to the side elevation.

### Utility Room 6'2" x 5'2" (1.88m x 1.57m)

With plumbing for an automatic washing machine and space for a dryer. Range of base units with co-ordinating work surfaces, inset stainless steel sink unit with mixer tap and extractor.

### Bedroom 17'7" x 11'11" (5.36m x 3.63m)

A large double bedroom with window to the side elevation, recessed spotlights and access to the Jack and Jill shower room.

### Jack and Jill Shower Room

Accessed from with the bedroom or entrance hall having a three piece suite comprising a shower stall with a thermostatic shower, low suite wc and wash basin. Heated towel rail and recessed spotlights.

### Bedroom 13'2" x 11'8" (4.01m x 3.56m)

Another spacious double bedroom with two windows to the side elevation and having a walk in wardrobe off which has the potential to be converted into another en-suite.

### Bedroom 12'7" x 10'4" (3.84m x 3.15m)

A third generous double bedroom with a dual aspect with windows to the side and rear elevation.



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### Bathroom

With a white three piece suite comprising a wood panelled bath, low suite wc, pedestal wash hand basin and separate shower stall with a Mira thermostatic shower. Heated towel rail and window to the rear elevation.

### Cellar

Accessed via some stone steps to the side of the property there is a useful store cellar with light and power which also houses the gas fired central heating boiler.

### Outside

To the rear of the property, accessed via a shared driveway with two other properties, there are two allocated parking spaces with a further occasional parking space to the front. The property enjoys a private patio and the use of a communal gravelled area to the rear whilst to the front there is a further south westerly facing walled patio. Private access is also available to the side of the property.

### 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](mailto: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.

### **Tenure, Services And Parking**

Tenure: Currently Freehold but to be changed to Leasehold - We are advised by our clients that the property is due to be converted from a freehold title to a leasehold title during the conveyancing. The length of the proposed lease is going to be 999 years and will be drawn up once a sale is agreed at the current owners expense. It is then proposed that the new owner will then have an equal share of the freehold. We are awaiting confirmation of the details regarding this from our clients solicitor.

All Mains Services Connected

Parking: Three allocated parking spaces.

### **Council Tax Leeds**

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

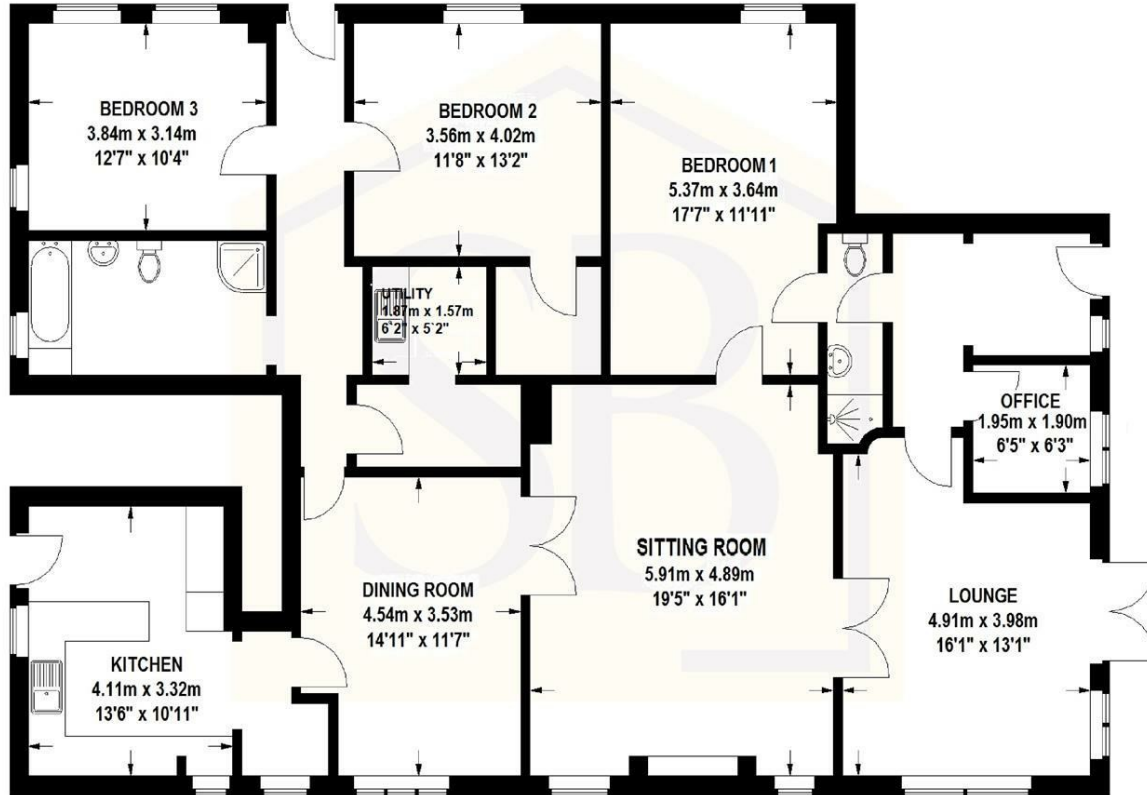
### **Internet and Mobile Coverage**

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/>



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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.



### 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.

### 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. Please be aware the property is due to be converted from a freehold title to a leasehold title during the conveyancing process.

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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

