



FLAT 3 WESTCROFT STATION ROAD, OTLEY LS21 3HX

Asking price £190,000

FEATURES

- Spacious Light & Airy Top Floor Apartment Within This Handsome Period Home
- Generous Proportioned Sitting Room With A Pleasant Outlook
- Spacious House Bathroom
- EPC Rating E / Council Tax Band B
- Offered With The Advantage Of Having No Onward Chain
- Centrally Located Just A Couple Of Minutes Walk From The Town Centre
- Dining Hallway & A Fitted Kitchen
- 2 Bedrooms With Built In Storage To Both
- Beautifully Located Within The Otley Conservation Area
- Tenure Leasehold with Approximately 864 Years remaining / On Road Parking



Centrally Located 2 Bedroom Apartment

Occupying the whole of the top floor of this handsome character building and offered with the advantage of having no onward chain, this 2 bedroomed apartment is certainly worthy of an appointment to view. Ideally located on a beautiful Victorian cobbled street, conveniently set just a couple of minutes walk from the town centre and its excellent amenities, whilst a walk 5 minutes in the other direction takes you on to the picturesque Otley Chevin. The apartment itself is complemented by gas fired central heating, sealed unit double glazing and briefly comprises a spacious welcoming dining hallway, a most fabulous proportioned sitting room, a kitchen, a large bathroom and 2 bedrooms, both with fitted storage. To arrange a viewing of this unique property, contact Shankland Barraclough Estate Agents in Otley and we will happily arrange an appointment for you to view.

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

Communal Entrance

Via a composite outer door to the rear elevation, having a staircase up to flats 2 and 3 and a door to the communal cellar area.

Private Entrance

Located on the first floor is a private entrance to the flat. A wide and gentle staircase leads up to the apartment itself.

Dining Hall 14'2" x 7'9" (4.32m x 2.36m)

A lovely light and airy welcoming dining hallway having a central heating radiator, carpeted flooring and a Velux styled window to the rear elevation.

Sitting Room 17'7" x 14'1" (5.36m x 4.29m)

A very generous reception room having a pitched roof with two large Velux styled windows inset and exposed polished beams, together with three windows to the front elevation offering a lovely outlook. Focal fireplace with an electric fire inset and a central heating radiator. Laminated wooden flooring.

Kitchen 8'7" x 7'7" (2.62m x 2.31m)

Offering a range of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes the electric cooker, separate fridge and freezer, has laminated wooden flooring and a Velux styled window to the pitched roof.

Inner Hallway

With a good sized storage cupboard that also provides space and plumbing for a washing machine and a condensing tumble dryer. Laminated wooden flooring and the loft hatch.

Bedroom 1. 11' x 9'5" plus cupboards (3.35m x 2.87m plus cupboards)

Having built in storage cupboards to one wall, a central heating radiator and a window to the side elevation. Laminated wooden flooring.

Bedroom 2. 9'5" x 6'5" plus cupboard (2.87m x 1.96m plus cupboard)

Built in storage cupboard, window to the side elevation, a central heating radiator and a laminated wooden flooring.

Bathroom wc

A generous sized bathroom, fitted with a three piece suite in white, complemented by tiled walls and flooring. Comprises a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Chrome central heated towel rail and a Velux styled window to the pitched roof.

Tenure

We are advised that the property is Leasehold on a term of 900 years from the 1st March 1989 so has approximately 864 years remaining. The ground rent is a



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peppercorn and the monthly service charge is £65 which includes general upkeep for the property, external maintenance, guttering clearing etc. The service charge does not include buildings insurance, this is additional and totals £1,039.35 divided equally between the three owners, ie £428.66 per flat for 2024. We are further advised that the three flat owners are the freeholders with each flat being a shareholder in the management company and when the flat is sold the shares are transferred to the new owners.

Council Tax Leeds

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

Services And Parking

All Mains Services Connected
Parking: On Street

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/>

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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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.

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.

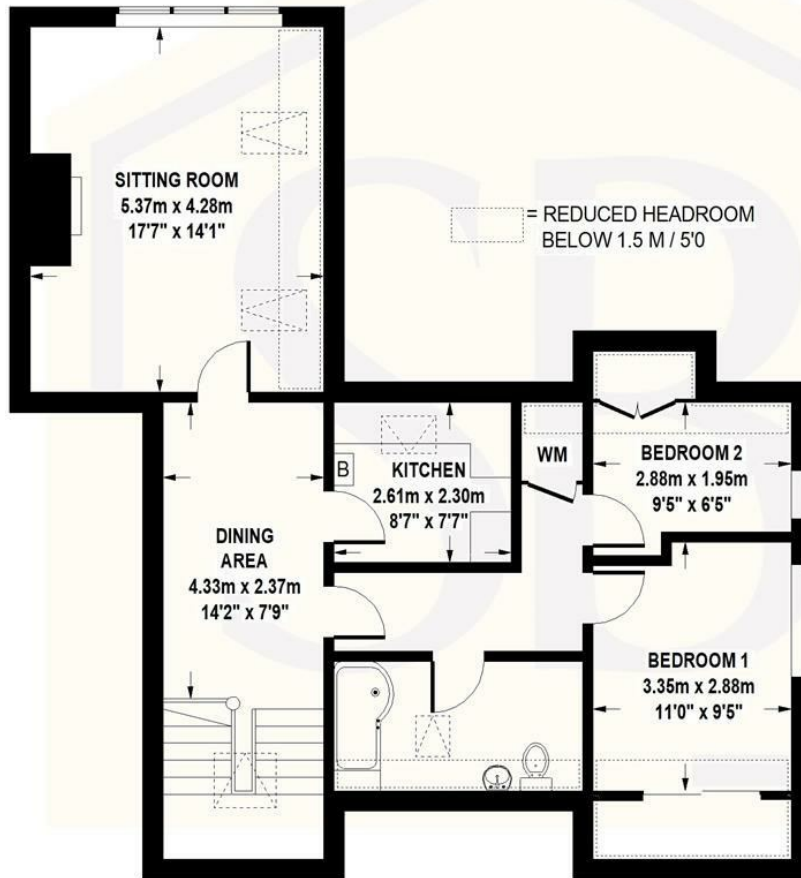
Please Note

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.



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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	56
(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.



T: Call us on 01943 889010
E: info@shanklandbarraclough.co.uk
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