



# 82 BURRAS LANE, OTLEY LS21 3EW

**Asking price £120,000**

## FEATURES

- Light and Airy First Floor Studio Apartment
- A Beautiful Newly Fitted Bathroom & WC
- Fitted Kitchen With An Oven & Washer Included
- Very Economical To Run, EPC Rating of C & Council Tax Band A
- Gas Fired Central Heating & uPVC Sealed Unit Double Glazing
- Private Off Road Parking & Patio Garden
- Very Convenient Location Close to Waitrose & The Town Centre
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Leasehold With a Share In The Freehold
- No Service Charge or Ground Rent Payable, Only Own Portion Of Buildings Insurance



**SHANKLAND BARRACLOUGH**  
ESTATE AGENTS



# Centrally Located Economical First Floor Apartment

Offered with the advantage of having NO ONWARD CHAIN, this attractive first floor studio apartment offers very economical living within a highly sought after and convenient location, just a stones throw from Waitrose and a short stroll from the town centre. The property includes a stylish new bathroom fitted with a three piece suite in white and complemented by attractive newly tiled walls. The kitchen offers fitted units and includes a washing machine and a cooker. The apartment is complimented by gas central heating and uPVC sealed unit double glazing providing very comfortable living. Other features include private off road parking to the rear, whilst to the front is a small paved patio area to sit. Affordable and economical living in the centre of Otley, this light and airy apartment is not to be missed. To arrange a viewing contact Shankland Barraclough Estate Agents in 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:

## Ground Floor

### Private Entrance Hall

Composite outer door to the front elevation giving exclusive access to this apartment. Staircase to the first floor and the apartment.

### Studio Area 19'1" x 9'11" (5.82m x 3.02m)

A lovely light and airy studio area having uPVC windows to both the front and rear elevations, a grey carpet and neutral painted walls. Two central heating radiators.

### Kitchen 7'2" x 5'3" (2.18m x 1.60m)

Fitted kitchen units with a worksurface over and a sink unit inset. The kitchen also includes a washing machine and a gas cooker. uPVC window to the front elevation.

### Inner Lobby

Having a built in wardrobe and a cupboard that provides storage and houses the central heating boiler.

### Bathroom WC

A beautifully appointed modern three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand bowl to a modern vanity unit with a mirrored cabinet over and built in lighting, and a low level wc. The bathroom is complemented by stylish modern tiles, a chrome heated towel rail and a uPVC window to the rear elevation.

### Outside

A private car park located to the rear for residents includes an allocated parking bay for this apartment together with visitor parking spaces. To the front of the apartment is a paved patio area enjoying a southerly aspect.

### Tenure & Services

Tenure: Leasehold with a share in the Freehold - We are advised by the seller that the property is Leasehold and offered with the remainder of 999 year lease which has 962 years remaining and a 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 circa £80 for the past year and will vary annually depending on the cost of insurance for that year.

All Mains Services Are Connected



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### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### **Council Tax Leeds**

Leeds City Council Tax Band A. 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.

### **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

### **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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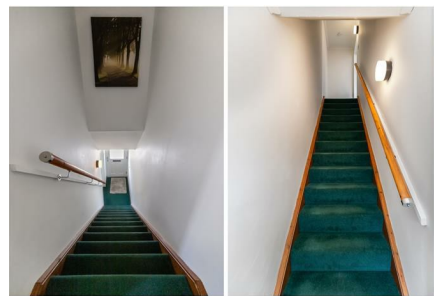
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**Offer Acceptance & AML Regulations**  
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase 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.

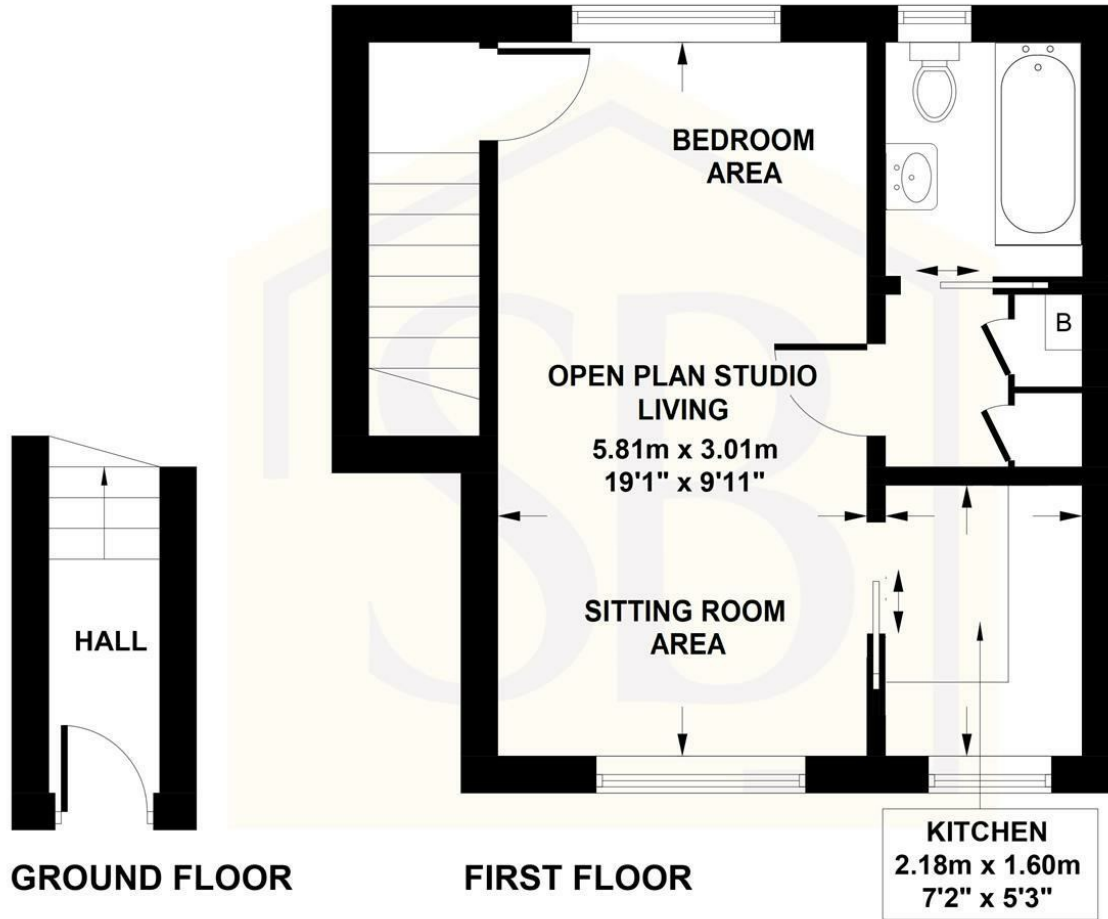
**Please Note**

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.



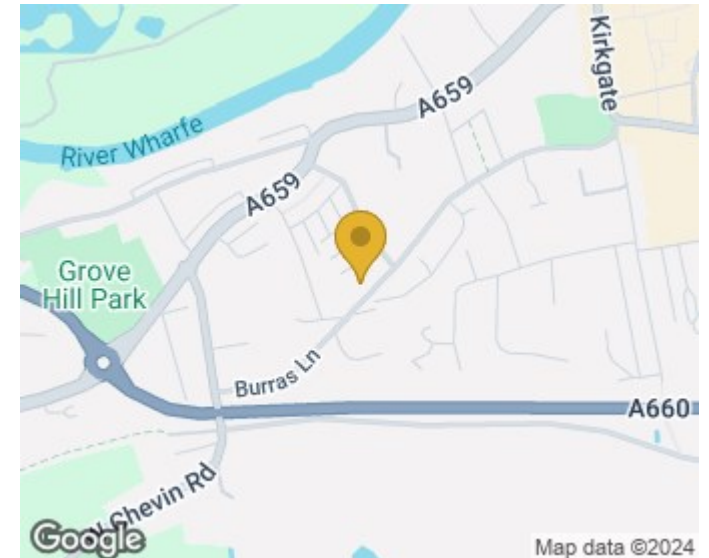


This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
**W:** [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

