



# THE HOLLIES, POOL IN WHARFEDALE LS21 1RH

**Asking price £330,000**

## FEATURES

- Spacious Ground Floor Apartment Set Within A Very Popular Neighbourhood
- Attractive Dining Kitchen With Built In Appliances
- Private Off Road Parking & Garage
- EPC Rating C / Council Tax Band C
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Two Double Bedrooms, Both With Fitted Wardrobes & One With An En-suite
- Fabulous Proportioned Sitting & Dining Room
- Full Use Of The Neat Fully Maintained Communal Gardens
- Excellent Long Leasehold Agreement With 978 Years Remaining



SHANKLAND  
**SB** BARRACLOUGH  
ESTATE AGENTS

# Spacious 2 Bedroom Apartment With A Garage & No Onward Chain

With a private entrance, parking and a garage, this spacious ground floor apartment offering larger than average accommodation really must be viewed to be fully appreciated. Offered with the advantage of having NO ONWARD CHAIN, the apartment was built in 2003 by Consort Homes in an attractive stone and sits within neat fully landscaped and managed gardens which the apartment has full use of. To the rear is a private driveway for this apartment and the one above, together with a pair of garages, one belonging to this property. The apartment commences with a spacious and welcoming hallway, a fabulous proportioned sitting and dining room, a well appointed dining kitchen which is fully integrated with appliances. There are two bedrooms, both good doubles and both with fitted wardrobes. The principle bedroom also includes an en-suite and there is a further bathroom servicing the rest of the apartment. To arrange a viewing of this spacious apartment, please contact Shankland Barraclough Estate Agents in Otley.

## The Accommodation...

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

### Entrance Porch

A private entrance purely for this apartment, having a door and window to the front elevation.

### Hallway

A large and welcoming hallway having two useful storage cupboards, one housing the central heating boiler. Central heating radiator and access to the all the rooms.

### Sitting Room & Dining Area 22'7" x 14'8" (6.88m x 4.47m)

A simply fabulous proportioned reception room with a lovely bay window looking over the gardens together with two further windows to the rear. Central heating radiator.

### Dining Kitchen 14'4" x 13' (4.37m x 3.96m)

Once again a lovely proportioned room offering a comprehensive range of fitted

wall and base units having worksurfaces over and a sink unit inset. The kitchen is complete with integrated appliances including a built in oven and hob, a fridge and separate freezer, dishwasher and a washing machine. Central heating radiator, a bay window to the side elevation and two further windows to the rear.

### Bedroom 1. 13'1" x 11'9" (3.99m x 3.58m)

With built in wardrobes to one wall, a central heating radiator and windows to the front elevation.

### En-Suite Bedroom 1.

Fitted with a three piece suite in white including a walk in shower, a wash hand basin and a low level wc. Complemented by tiling to the walls, a central heating radiator and a window to the side elevation.

### Bedroom 2. 11'10" x 10'6" (3.61m x 3.20m)

With built in wardrobes, a central heating radiator and two windows to the front elevation.

### Bathroom WC

Fitted with a three piece suite in white comprising a panelled bath, a wash hand basin and a low level wc. Complemented by tiling to the walls, a central heating radiator and windows to the side elevation.

### Gardens & Garage

The property sits within fully maintained landscaped communal gardens having neat lawns with a lovely selection of shrubs and bushes to the borders. A driveway to the rear shared with the apartment above, provides off road parking and leads to a pair of stone built garages, one of which belongs to this property.

### Tenure & Services

Tenure: Leasehold - We are advised that the property is offered with the remainder of a 999 year lease from 01/01/2003 so has approximately 978 years remaining.

We are advised by our clients that the current service charge is £1,275.20 per annum with an additional annual ground rent of £250.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Freeholder: Brigante Properties/Estate and Management  
Managing agent: Adair Paxton

All Mains Services Connected

Please note that you are unable to keep any animals without the Landlords consent.

### Council Tax Leeds

Leeds City Council Tax Band C. 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

Independently checked information via Ofcom shows that Superfast Broadband up to 80 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers being EE, Three & O2. 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](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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### **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.

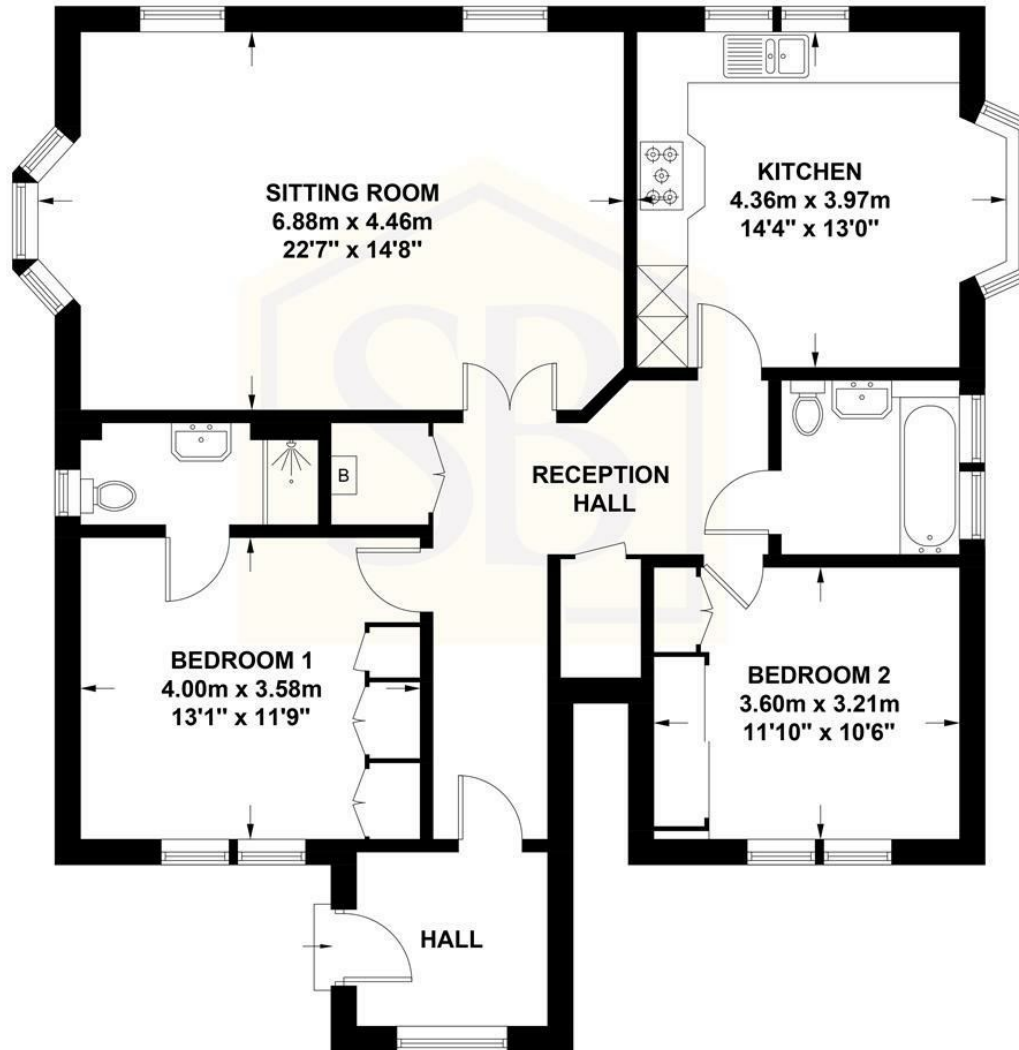
### **Please Note**


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) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>79</b>
(69-80) <b>C</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		
<b>England &amp; Wales</b>	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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
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