



FLAT 14

ORCHARD COURT, ORCHARD LANE, GUISELEY LS20 9HZ

Asking price £117,000

FEATURES

- Centrally Located Apartment • Located On The Second Floor With Lift Access Specifically For Those Aged 60+
- Nicely Proportioned Sitting Room With A Focal Fireplace A Deep Silled Bay Window
- Smart Shower Room & WC
- Well Appointed Kitchen With Integrated Appliances Included
- Double Bedroom With An Extensive Range On Modern Fitted Wardrobes & Drawers
- Located Within The Beautiful Guiseley Conservation Area
- Just A Short Stroll To Excellent Shops, The Doctors & The Train Station
- EPC Rating C / Tenure Leasehold / Council Tax Band B



Smart 1 Bedroom Apartment Exclusively For Those 60+

With lift access, this centrally located one bedroom apartment, exclusively for those aged 60+ is situated on the top floor giving a very pleasant outlook and is offered with the advantage of having NO ONWARD CHAIN. The apartment, which has a good EPC Rating of C, is complemented by sealed unit double glazing and electric heating and comprises an entrance hallway, a lovely proportioned sitting room with a deep silled bay window, a smartly appointed kitchen with built in appliances, a double bedroom with an extensive range of fitted modern bedroom furniture and finally the bathroom, fitted with a smart three piece suite that includes a step in shower cubicle. The property is centrally located so within easy walking distance of all the excellent shops, train station, leisure centre etc, but for those with a car there is a private car park exclusive to Orchard Court residents. To arrange a viewing of this fine home, please contact Shankland Barraclough Estate Agents.

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, with Guiseley railway station being centrally located and just a few minutes walk away.

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

GROUND FLOOR

Communal Entrance Hallway

Via a security locked door with intercom entry system fitted, the hallway leads to both the lift and a staircase leading to each floor.

SECOND FLOOR

Private Entrance Hallway

Coir entrance matting to a carpeted hallway, the recently updated electric fuse box, security intercom entry system for the communal door and a cupboard housing the hot water cylinder.

Sitting Room 15'3" x 12'2" (4.65m x 3.71m)

A lovely proportioned reception room having a focal fireplace with an electric fire inset, two windows, one a deep silled bay and a electric radiator.

Kitchen 11'8" x 5'9" (3.56m x 1.75m)

Smartly appointed kitchen offering a good number of fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs over. The kitchen includes built in appliances including an electric oven and hob with an extractor hood over, an integrated fridge and freezer. Electric radiator and an extractor fan.

Bedroom 12'2" x 9'9" (3.71m x 2.97m)

Offering an extensive range of modern fitted wardrobes with matching bedside cabinets and drawer units. Window and an electric radiator.

Bathroom

Smartly appointed with a three piece suite comprising a wash hand basin and a low level wc to a vanity unit and a step in corner shower cubicle. Complemented by tiled splash backs, a chrome central heated towel rail and an extractor fan.

OUTSIDE

Orchard Court has a private car park for exclusive use by the residents, operated on a first come first served basis. Further parking can be found to the street in front.

Tenure, Services And Parking

Tenure: Leasehold 99 Year Lease which commenced 12/05/89 so 64 Years



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Remaining. We are advised by the sellers that the current Service charge payable April 2024 to April 2025 is £2342.62 per annum (£195.22 per month). Electric & Water Connected. No Gas To These Properties
Parking: Communal Residents Car Park.

Council Tax

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.

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>

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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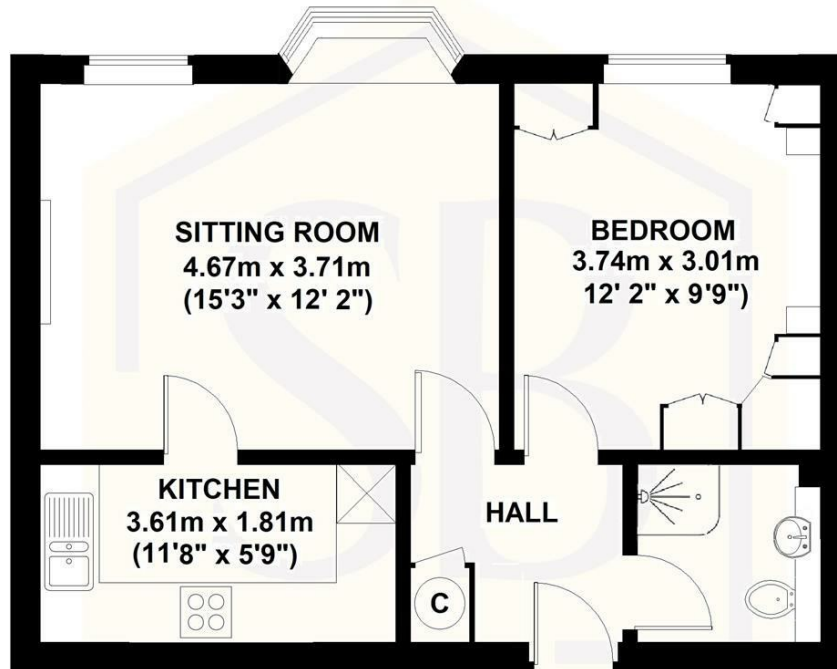
Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective 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.

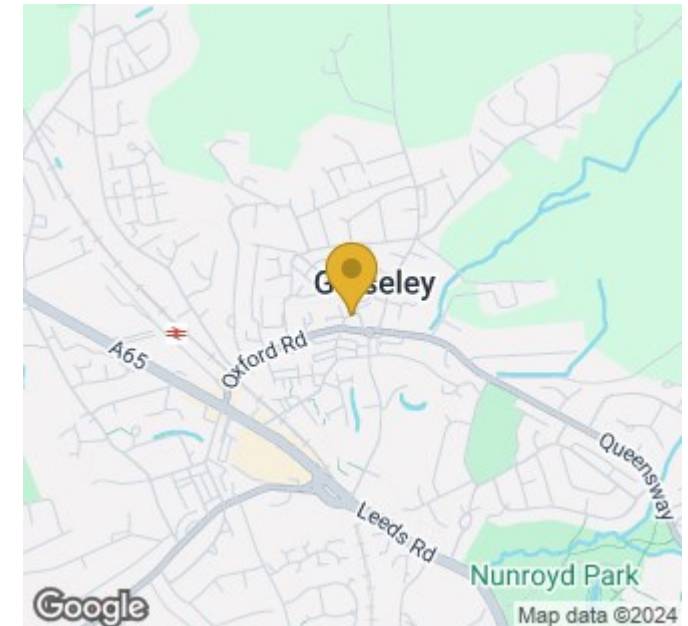


This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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.



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