



4 MILTHORP APARTMENTS, POOL ROAD POOL IN WHARFEDALE LS21 1GG

Asking price £295,000

FEATURES

- Luxurious Appointed Two Double Bedroomed First Floor Apartment
- High Performance Glazing & Underfloor Heating Throughout
- Two Stylish Modern Bathrooms with Fully Tiled Walls & Flooring
- Beautiful Views Over The River Wharfe & The Countryside Beyond
- Full Lift Access To Each Floor & Staircases
- Large Secure Storeroom & Security Video Entry System
- Private Allocated Parking To The Secure Electronic Gated Carpark
- Issued With An ICW 10 Year Warranty



Brand New 2 Bed, 2 Bath Apartment With River Views

++ STAMP DUTY PAID ON THIS PROPERTY ON A RESERVATION MADE DURING THE MONTH OF MAY 2025 ++ With stunning riverside views this outstanding two double bedroomed apartment located within the exclusive Milthorp Riverside Development Beautifully appointed throughout, this apartment benefits from luxurious underfloor heating throughout, has two luxuriously appointed bathrooms and a stylish modern dining kitchen with integrated appliances included. Complete with all new floor coverings, this stunning apartment is ready to move straight into. The property also benefits from having an allocated parking bay to the secure electronic gated car park as well as benefitting from having its own storage room, located off the entrance, ideal for bikes etc. Located on the first floor, the apartment can be accessed via the large spacious staircase or via the elevator which gives access to each floor. To arrange a viewing on this very special home, please contact Shankland Barraclough Estate Agents in Otley for your individual appointment.

The Accommodation...

The accommodation with ELECTRIC UNDERFLOOR HEATING, HIGH PERFORMANCE SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Communal Entrance

Via a security locked outer entrance lobby, which in turn leads through to the hallway, the staircase and the elevator.

THE APARTMENT

Entrance Hallway

A welcoming hallway, with space for coats and shoes, this entrance hallway then leads through to a central hall which has access to each room.

Kitchen - Dining and Living Space 23'11" x 11'2" (7.29m x 3.40m)

A fantastic light and airy living space, the perfect area to entertain and enjoy with friends and family having large windows enjoying an aspect out over the river and the countryside. The kitchen area includes a striking modern range of fitted kitchen units having a sink unit inset, together with fully integrated appliances including a dishwasher, washing machine, fridge-freezer, induction hob, oven and micro wave / oven over.

Bedroom 1. 11'8" x 9'1" (3.56m x 2.77m)

Window looking out over the river and the countryside beyond.

En-Suite

Stylish contemporary suite that includes a large walk in shower with a glazed screen, a wall hung wash hand basin with a mirror over and a low level wc. Complemented by fully tiled walls and flooring, chrome heated towel rail and an extractor fan.

Bedroom 2. 15'5" x 11'2" max (4.70m x 3.40m max)

Long window looking out over the walkway and the river.

Bathroom

Once again luxuriously appointed and fitted with a three piece suite comprising a bath with a large headed shower and screen over, a wash hand basin with a vanity cupboard below and a large mirror over, and finally a low level wc. Complemented by stylish fully tiled walls and flooring, a chrome heated towel rail and an extractor fan.

Storage & Parking

The property benefits from having its own storage room securely located off of the entrance lobby, an ideal area to store bikes etc. Externally the properties share sitting areas to make the most of that stunning outlook over the river and the countryside. This property also includes an allocated parking bay to the secure electronic gated carpark.

Tenure & Services

Tenure: Leasehold - 999 Year Lease Commencing 1st Jan 2025.

Pets By Agreement of The Landlord Restrictions

Service Charge 2025 - £2963.11 per annum (£246.93 per month) which includes the cleaning / lighting / heating of communal areas, external maintenance, lift maintenance, fire alarm maintenance and window cleaning

Buildings Insurance 2025 - £666.67 per annum (£55.56 per month)

Ground Rent - Peppercorn Rent

Offered with an ICW 10 Year Warranty

Mains Electric, Water & Drainage Connected. No Gas.



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Council Tax

Leeds City Council Tax Band D. 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 Superfast Broadband up to 74 Mbps download speed is available to this property. Mobile Phone coverage is available from two of the four main carriers being 02 and Vodafone. 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

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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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.

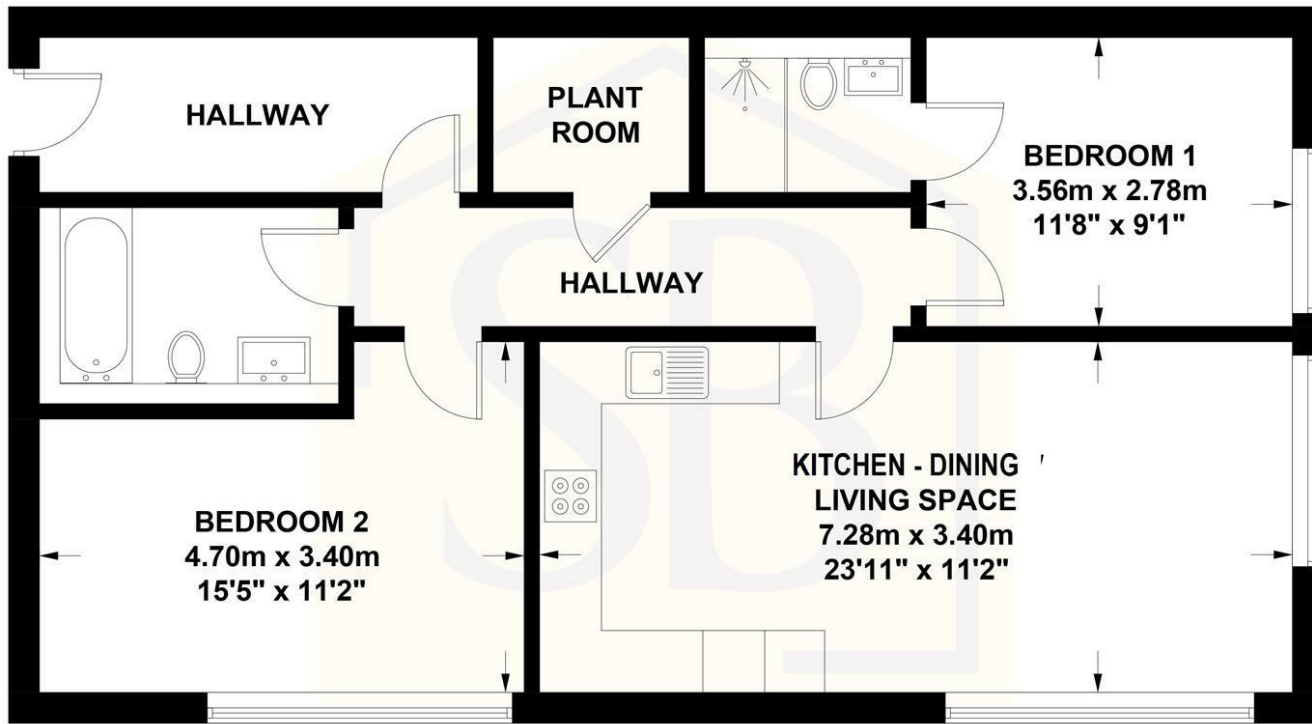
Please Note

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. The Stamp Duty Paid Offer Is Subject To A Reservation Being Agreed On The Property In May 2025 & Solicitors Instructed To Proceed With Completion No More Than 12 Weeks Later.



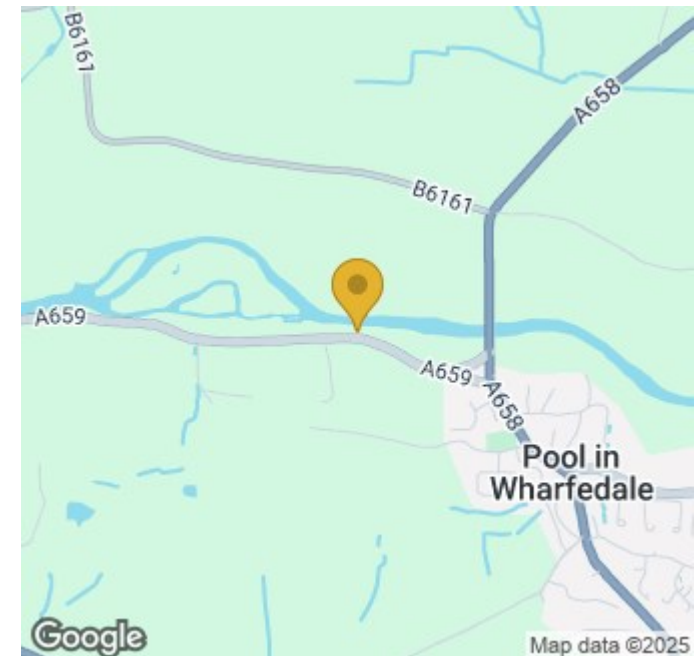
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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(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.



T: Call us on 01943 889010
E: info@shanklandbarracloough.co.uk
W: www.shanklandbarracloough.co.uk

