



# 3 MILTHORP APARTMENTS, POOL ROAD POOL IN WHARFEDALE LS21 1GG

**Asking price £325,000**

## FEATURES

- Fantastic Light & Airy Apartment To The South East Corner Of This Stunning Riverside Building
- 2 Double Bedrooms With The Principle Bedroom Having A Luxurious En-Suite
- Superbly Appointed Kitchen Diner, Fully Integrated With Appliances
- Large Secure Storeroom & Security Video Entry System
- Issued With An ICW 10 Year Warranty
- High Performance Glazing & Underfloor Heating Throughout
- Fantastic Fully Tiled Main Bathroom
- Full Lift Access To Each Floor & Staircases
- Private Allocated Parking To The Secure Electronic Gated Carpark
- Viewing Strongly Recommended To Fully Appreciate This Special Property



# Luxurious 2 Bed 2 Bath Apartment With Secure Gated Parking

Looking for a luxurious turn key apartment with secure electronic gated parking, then look no further as this is the property for you. Superbly appointed throughout and complemented by underfloor heating to each room, the apartment incorporates two double bedrooms with the principle bedroom having a smart fully tiled en-suite and then an equally smart modern four piece house bathroom servicing the rest of the apartment. There is a spacious open plan living room with dining area and a striking modern appointed kitchen with integrated appliances included. The apartment also comes with a very useful secure storage unit located inside the building on the ground floor, ideal for bikes etc and also has an allocated private parking bay in the secure electronic gated car park. To arrange your viewing of this luxurious apartment, please contact Shankland Barraclough Estate Agents in Otley.

The accommodation with ELECTRIC UNDER FLOOR 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 long entrance hallway that provides access to each of the rooms.

### Kitchen Diner & Living Room 22'4" x 15'5" (6.81m x 4.70m)

Located on the South East corner of the building having extra windows, the natural light just floods into this fabulous living and entertaining space. The kitchen offers a comprehensive range of stylish modern kitchen units with a central island, fully integrated with appliances including a Fridge-Freezer, Bosch oven with a combi microwave and oven over, induction hob, dishwasher and washing machine.

### Bedroom 1. 13'2" x 12'6" (4.01m x 3.81m)

Windows to the front elevation and a door to the luxurious en-suite.

### En-Suite

Luxurious en-suite complemented by smart modern fully tiled walls and flooring, a chrome heated towel rail and extractor. The suite includes a large walk in shower with glazed screen, a low level wc, a wash hand basin with a useful vanity cupboard below and a large mirror over.

### Bedroom 2. 13'2" x 10'11" (4.01m x 3.33m)

Window to the front elevation.

### House 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.

### Council Tax

Leeds City Council Tax Band D. 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.



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### 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](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

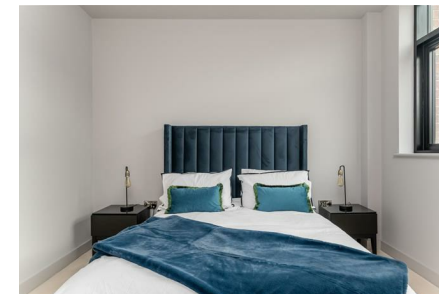
### Opening Hours

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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### **Offer Acceptance & AML Regulations**

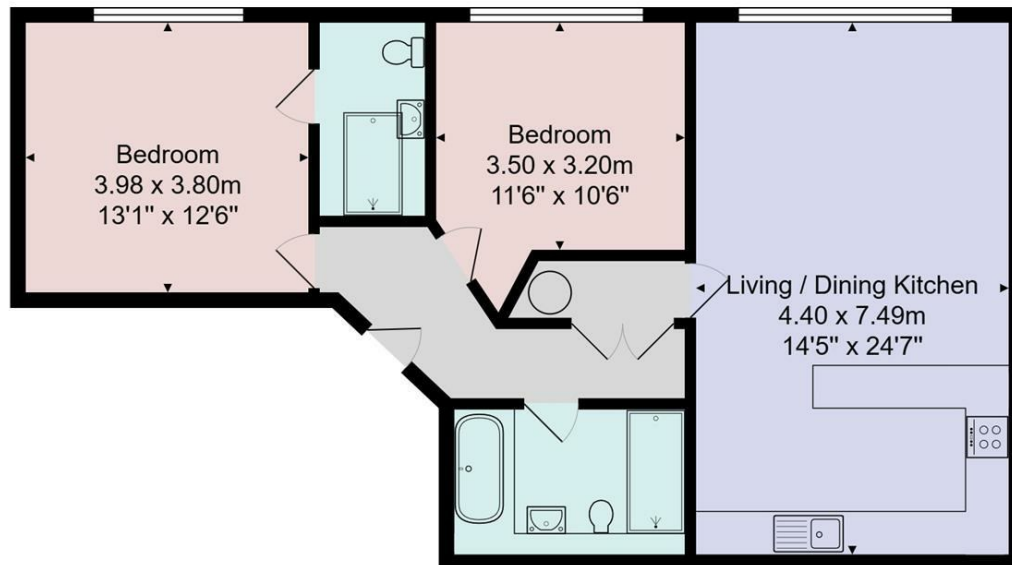
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 82.7 m<sup>2</sup> ... 890 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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| 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>                            | 70                      | 70        |
| (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@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)

W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)

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