



9 TEALBECK APPROACH, OTLEY LS21 1RJ

Asking price £165,000

FEATURES

- Two Bedroom Ground Floor Flat Exclusively For The Over 60's
- Sitting Room With French Doors To The Southerly Facing Gardens
- Smart Bathroom Fitted With A Walk In Shower
- Recently Decorated Throughout & New Carpets Fitted
- Separate Kitchen Offering A Good Number Of Fitted Units
- 24 Hour Emergency Pull Cord Service In Each Apartment
- EPC Rating C / Leashold (157 years remaining) / Council Tax Band C
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Ground Floor Apartment Close To The Town Centre

Welcome to this charming ground floor apartment located on Tealbeck Approach in the delightful town of Otley. This purpose-built residence is exclusively designed for individuals aged over 60, providing a serene living environment just a short stroll from the bustling town centre.

As you enter, you will find a well-appointed sitting room that boasts French doors, allowing natural light to flood the space and offering direct access to the beautifully maintained southerly facing gardens. This feature not only enhances the living area but also provides a lovely outdoor space to enjoy the fresh air. The kitchen adjoins the sitting room and has a window to the front elevation and a good number of fitted kitchen units.

The apartment comprises two comfortable bedrooms, perfect for accommodating guests or creating a personal sanctuary. The bathroom is fitted with a walk in shower and is conveniently located, ensuring ease of access. Recently, the property has been freshly decorated and fitted with new carpets, making it ready for you to move in without delay.

One of the standout features of this apartment is the support provided by the estate manager, who visits weekly to offer assistance and coordinate any necessary services. Additionally, for your peace of mind, the property is equipped with a 24-hour emergency alarm call service, ensuring help is always at hand should you need it.

Offered with the advantage of no onward chain, this apartment presents an excellent opportunity for those seeking a comfortable and secure living space in a prime location. Whether you are looking to downsize or simply enjoy a more relaxed lifestyle, this property is sure to meet your needs. Don't miss the chance to make this lovely apartment your new home.

To arrange your viewing, please 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 and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

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

Private Entrance

Door to the front elevation and a further door to the hallway.

Hallway

Useful deep cupboard, providing the ideal storage area for cases etc, together with space for the vac and ironing board. Electric storage heater.

Sitting Room 13'10" x 12'2" (4.22m x 3.71m)

Having French doors and windows to the southerly facing garden. Electric storage heater.

Kitchen 12'2" x 5'11" (3.71m x 1.80m)

Fitted range of kitchen units having worksurfaces over, a sink unit inset and a tiled splash backs surrounding. Electric cooker, space and plumbing for a washer, window to the front and a wall mounted Dimplex fan heater.

Bedroom 1. 13'10" x 8'8" (4.22m x 2.64m)

Window looking over the gardens and a wall mounted electric radiator.

Bedroom 2. 10'6" x 6'10" (3.20m x 2.08m)

Window looking over the gardens and a wall mounted electric radiator.

Bathroom

Fitted with a three piece suite that includes a walk in shower, a wash hand basin and a wc to a neat vanity unit. Window to the side elevation.

Outside

The property's at Tealbeck Court enjoy the use of the communal gardens, which are



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predominately laid to lawn and enjoy a southerly aspect. There is also a communal car park providing ample space for the residents and their visitors.

Tenure, Services And Parking

Tenure: Leasehold 189 years from 31st March 1993, so approximately 157 years remaining

Service Charge & Ground Rent: Anchor Housing £2301 incl ground rent per annum for 2025/26. Service charge reviewed annually between the residents and Anchor Housing

Services: Electric, Water & Drainage Are All Mains Connected. There is no gas to Tealbeck Court.

Parking: Communal Car Park

Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Flood Risk Summary

Surface Water - Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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>



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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

Offer Acceptance & AML Regulations

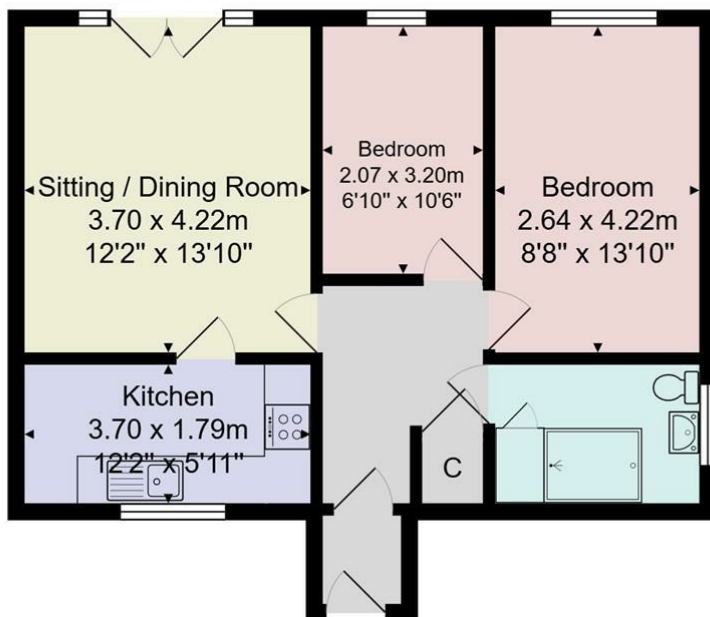
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

Total Area: 55.2 m² ... 595 ft²

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) A		
(81-91) B		
(69-80) C	70	77
(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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