



12 TEALBECK COURT, OTLEY LS21 1RJ

Asking price £165,000

FEATURES

- Highly Attractive Light And Airy Two Bedroomed First Floor Apartment
- Located On The Highly Regarded Tealbeck Court Development, Exclusive To The Over 60's
- Smartly Appointed Modern Fitted Kitchen
- Stylish Modern Bathroom With A Walk In Shower
- Fully Double Glazed And Newly Fitted Electric Storage Heaters / Radiators
- Private Entrance With Space For A Stairlift If Required
- Attractive Outlook Over The Fully Maintained Gardens. Communal Car Park.
- EPC Rating C / Tenure Leasehold / Council Tax Band C



Light And Airy 2 Bedroom Apartment Exclusively For The Over 60s

Nestled within the esteemed Tealbeck Court development on Tealbeck Approach in Otley, this delightful two-bedroom first-floor apartment is exclusively designed for those aged over 60. Built in 1993, this purpose-built residence spans an impressive 607 square feet and offers a harmonious blend of comfort and style, with the reassurance of a 24 hour emergency call system.

Upon entering, one is greeted by a beautifully presented living space that is both light and airy, creating an inviting atmosphere that is truly ready for immediate occupation. The reception room provides a perfect setting for relaxation or entertaining guests, while the modern fitted kitchen boasts a smart range of units, ideal for culinary enthusiasts.

The apartment features two well-proportioned bedrooms, providing ample space for rest and personalisation. The stylish modern bathroom is a standout feature, equipped with a convenient walk-in shower, ensuring ease of use and comfort.

Externally the grounds are fully maintained so you get to enjoy them without the hard work of maintaining them and there is ample parking for residents and guests to the car park.

This property is not just a home; it is a lifestyle choice, offering a serene environment within a community of like-minded individuals. The thoughtful design and attention to detail make this apartment a must-see for anyone seeking a tranquil yet vibrant living experience.

We highly recommend scheduling an appointment to fully appreciate the charm and quality of this lovely home. To arrange your viewing, simply 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 STORAGE HEATERS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Private Entrance

Half glazed external door opens to a private entrance which has a modern electric storage heater fitted and the staircase up to the first floor and the apartment.

Hallway

A square hallway which has a very useful and deep storage cupboard fitted.

Sitting Room 13'9" x 12' (4.19m x 3.66m)

Focal fireplace with an electric fire inset, a modern electric storage heater and a window looking out over the lawned gardens.

Kitchen 12' x 6' (3.66m x 1.83m)

Smartly appointed with a modern range of fitted kitchen units having worksurfaces over and a sink unit inset. Fitted with an electric cooker, plumbing for a washer and space for a fridge freezer. Lovely outlook over two elevations to the southerly and westerly aspects.

Bedroom 1. 13'6" x 8'9" (4.11m x 2.67m)

Built in double wardrobe, an electric radiator and a window looking over the lawned gardens.

Bedroom 2. 10'6" x 7'

Window looking over the gardens and an electric radiator, an ideal guest room or dining room as is its current use.

Bathroom

Smartly appointed with a three piece suite in white comprising a walk in shower cubicle, a wash hand basin and wc to a modern vanity unit. Electric heated towel rail, a cupboard housing the hot water tank and a window to the side elevation.



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Outside

The property's at Tealbeck Court enjoy the use of the communal gardens, which are 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 99 years from 13 September 1993, so approximately 67 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.

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>

Flood Risk Summary

Surface Water - Very 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>



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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

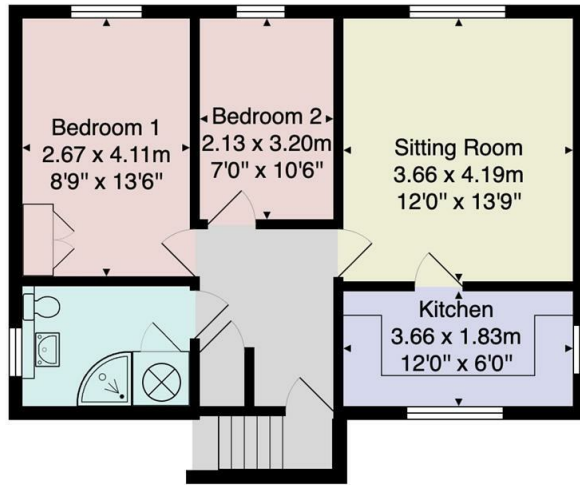
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 56.4 m² ... 607 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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



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