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HERE TO GET *you* THERE

 2  1  1  B

# The Gills, Otley, LS21

£140,000



Public Notice - (8B The Gills, Otley) We are acting in the sale of the above property and have received an offer of £130,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating B.

This two bedroom apartment offers an excellent opportunity for anyone looking to get on the property ladder. Located in the sought after market town of Otley, the property is a great place for someone to live or purchase as a buy to let. Whilst the property would benefit from some cosmetic updating there are some key features that make this an attractive investment - including an EPC rating B, a long lease, and a peppercorn rent. The property is entered via a small entrance hallway that leads to a relatively spacious lounge area and separate kitchen/diner. The two bedrooms and family bathroom are downstairs, both of the bedrooms having access to the enclosed rear yard. The property comes to market with no onward chain.

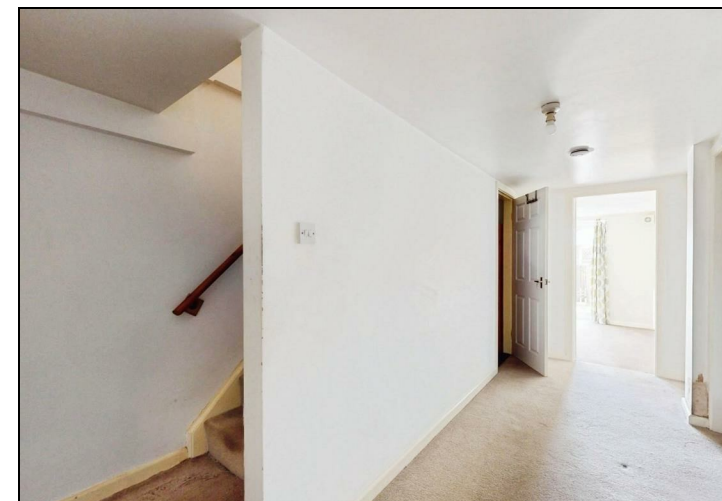
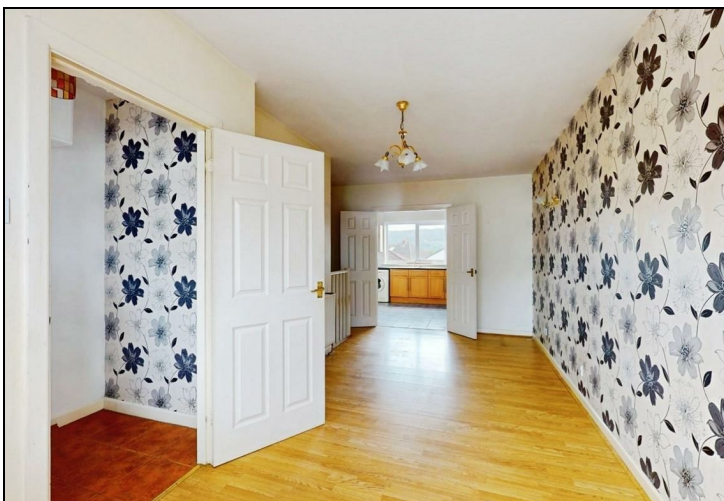
Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon. Close by there are delightful countryside walks, parks and bike rides.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com

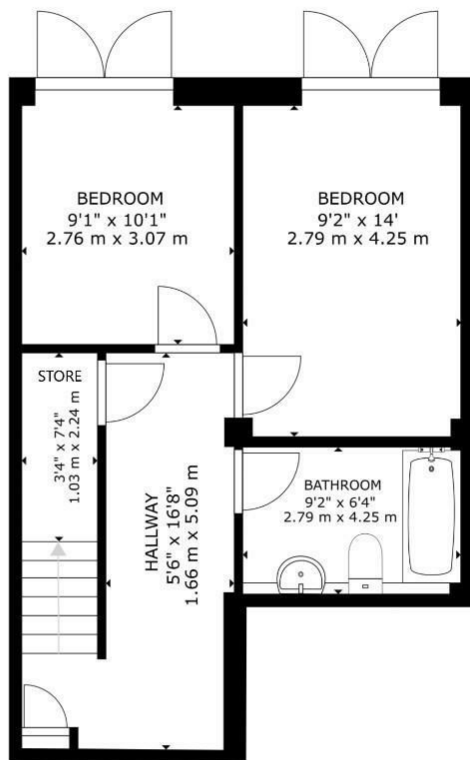


## KEY FEATURES

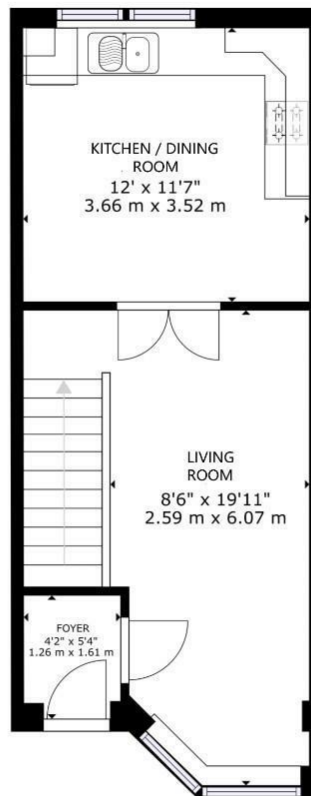
- TWO BEDROOM APARTMENT
  - SET OVER TWO FLOORS
  - ENCLOSED REAR GARDEN
    - LONG LEASE
    - EPC RATING B
- SOUGHT AFTER LOCATION
  - NO ONWARDS CHAIN







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 443 sq ft, 41.14 m<sup>2</sup>; FLOOR 2: 365 sq ft, 33.92 m<sup>2</sup>  
TOTAL: 808 sq ft, 75.06 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe and up Billams Hill, which becomes Newall Carr Road. Continue on this road where you will pass the Hospital on your left hand side. After the Hospital take the second turning right onto The Gills and the property can be found on the right hand side.

## AGENTS NOTES

We understand the property to be Leasehold with the balance of a 999 year lease from 28th September 2001. The ground rent is £1 per annum.

Council Tax Band B, Leeds City Council

## ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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