



# FLAT 1, WEIRSIDE 29 BRIDGE AVENUE, OTLEY LS21 2AA

**Asking price £199,950**

## FEATURES

- Spacious Ground Floor Apartment Within This Very Popular Location
- Two Excellent Sized Double Bedrooms
- Spacious Sitting Room, A Dining Kitchen, Utility A Second Toilet
- Smartly Appointed House Bathroom Fitted With A Level Walk In Shower
- Garden Area For Use By Both Apartments
- Council Tax Band C / EPC Rating D
- Tenure Leasehold With The Remainder Of A 125 Year Lease Which Commenced 28/01/1991
- Offered With The Advantage Of Having NO ONWARD CHAIN



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# 2 Double Bedroom Ground Floor Apartment

Nestled on Bridge Avenue in the charming town of Otley, this spacious ground floor apartment presents a wonderful opportunity for those seeking a home with potential. Spanning an impressive 982 square feet, the property features two well-proportioned bedrooms, a comfortable reception room, and a bathroom, making it ideal for individuals, couples or small families.

One of the standout features of this apartment is its enviable location. Just a short stroll away, residents can enjoy picturesque riverside walks, perfect for leisurely afternoons or invigorating morning strolls. Additionally, the vibrant town centre is within easy reach, offering a variety of shops, cafes, and amenities to cater to your everyday needs.

While the apartment is currently in need of some cosmetic improvement, this presents a fantastic opportunity for buyers to personalise the space and truly make it their own. The generous layout allows for creative design possibilities, ensuring that your vision can come to life.

Moreover, the property is offered with the advantage of having no onward chain, allowing for a smooth and efficient purchasing process. The shared gardens, which overlook the bowling green, provide a lovely outdoor space for relaxation and socialising with neighbours.

In summary, this apartment on Bridge Avenue is a rare find, combining spacious living with a prime location. With a little imagination and effort, it can be transformed into a delightful home that reflects your personal style. Don't miss the chance to view this promising property.

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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## **Dining Kitchen 19'1" x 9'9" (5.82m x 2.97m)**

Fitted range of kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and gas hob, a central heating radiator, windows and a door to the entrance area.

## **Utility & WC 9'9" x 5'9" (2.97m x 1.75m)**

Fitted kitchen unit with a sink over, plumbing for a washing machine, a central heating radiator and the central heating boiler. Fitted low level wc providing a valuable second toilet facility and a window.

## **Sitting Room 17'9" x 13'9" (5.41m x 4.19m)**

With lovely original moulded ceiling cornicing, a bay window to the front elevation, an electric fire and a central heating radiator.

## **Bedroom 1. 18'2" x 9'8" (5.54m x 2.95m)**

Central heating radiator and dual aspect windows.

## **Bedroom 2. 17'10" x 8'6" (5.44m x 2.59m)**

Feature corner bay window, moulded ceiling cornice and a central heating radiator.

## **Bathroom**

Complemented by fully tiled walls and flooring, the bathroom includes a level walk in shower area, a wash hand basin to a vanity unit and a low level wc. Central heated towel rail and an extractor fan.

## **Outside**

The sellers have advised ourselves that their family has enjoyed the shared use of the garden with the apartment upstairs. They have also parked without issue to the courtyard, which we understand is owned by Leeds City Council's Parks Department, although no formal arrangement has ever been investigated by our clients.

## **Tenure and Services**

Tenure: Leasehold - 125 years from the 28/01/1991 so approximately 91 years remaining.

Ground Rent £10 per annum and Annual Service Charge £397.70

All Mains Services Connected

Located Within The Beautiful Otley Conservation Area.

## **Council Tax**

Leeds City Council Tax Band C. 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 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>

### 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.

### **Flood Risk Summary**

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>

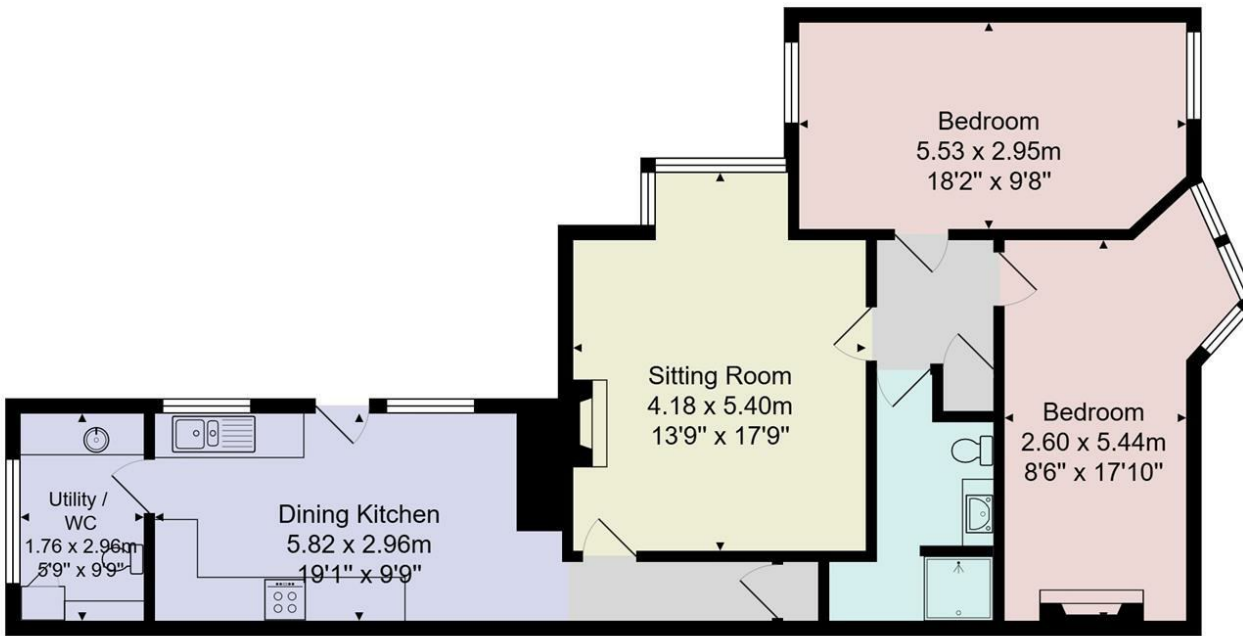
Surface Water - High  
Rivers & Sea - High



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(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.



Total Area: 91.2 m<sup>2</sup> ... 982 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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**T: Call us on 01943 889010**

**E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)**

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