



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Washburn Apartments, Otley, LS21

£210,000

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A beautifully presented two double bedroom first floor apartment located within walking distance of Otley town centre, yet tucked away in a quiet and peaceful setting.

Once inside, the property is thoughtfully laid out and benefits from lots of natural light. There is an open plan living space with a modern kitchen area that is fully equipped with integrated appliances. The two double bedrooms are well proportioned, one of which has an en suite shower room, in addition there is a family bathroom. Externally, communal gardens surround the apartments and there is one allocated parking space close by and there are additional visitor spaces. Overall, this is a great opportunity for anyone looking to buy a stylish home or a smart investment property and with an Energy Performance Rating of B the homeowner has peace of mind knowing that the property will be exceptionally efficient.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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. For those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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## KEY FEATURES

- FIRST FLOOR APARTMENT
- OPEN PLAN LIVING / DINING / KITCHEN
  - TWO DOUBLE BEDROOMS
  - ONE ALLOCATED PARKING SPACE
- HOUSE BATHROOM AND EN SUITE
  - LIGHT & AIRY
- POPULAR CENTRAL OTLEY LOCATION
  - EPC RATING B





#### AGENTS NOTES

Tenure: Leasehold

We have been informed by our vendor that the apartment is held on a 999 year lease from 2018. The current ground rent is £150 per annum. The current annual service charge for the Washburn Apartments is £860 and the estate charge is £222. The ground rent is paid annually and service charge / estate charge over two payments per year.

Council Tax Band C, Leeds City Council

#### DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed in the direction of Pool in Wharfedale along the A659. Mill Way, the entrance to the Garnett's Wharfe development is on the left hand side before you get to Stephen H Smith's Garden Centre. Continue along Mill Way, and then take the turning into Garnetts Grove as the road branches off to the left. The parking and entrance for Washburn Apartments is on the left hand side just as the road bends right.

#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

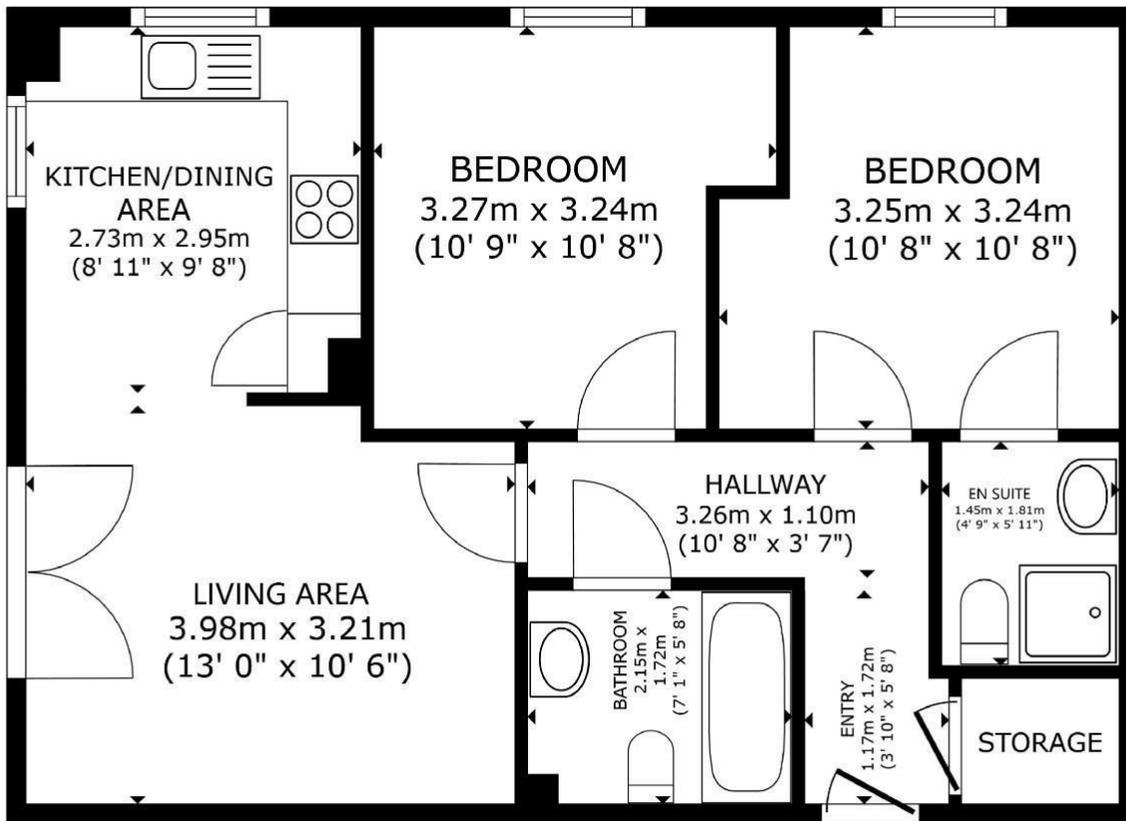
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

#### 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.

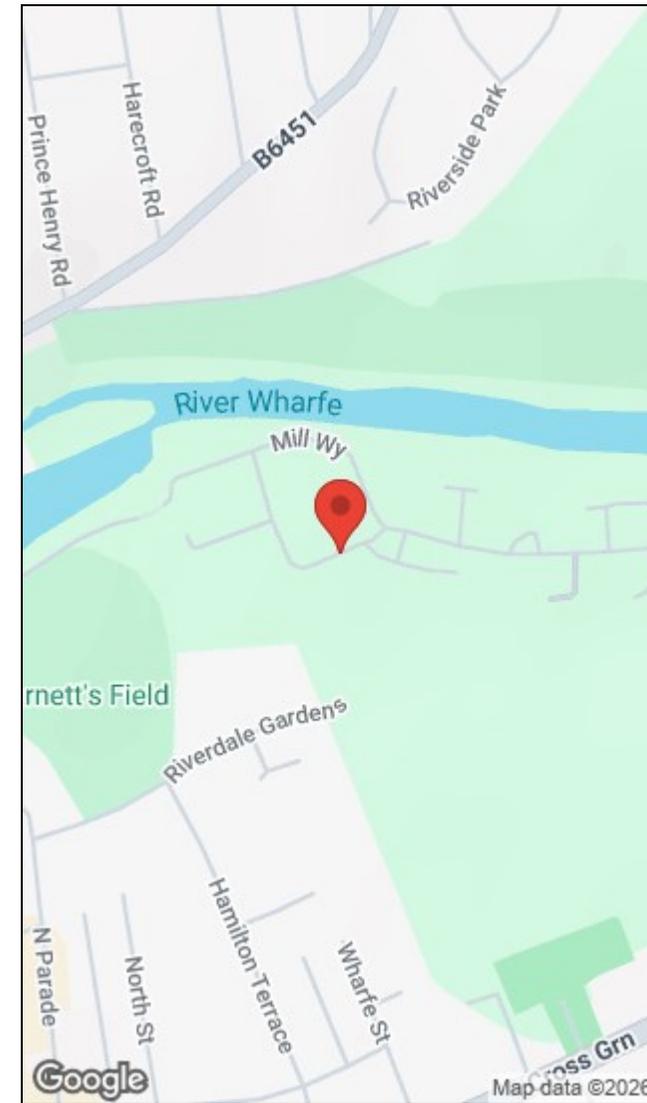
#### DISCLAIMER

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.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 55.6 m<sup>2</sup> (599 sq.ft.)  
TOTAL : 55.6 m<sup>2</sup> (599 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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>	<b>83</b>	<b>83</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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