



# 1 WILKINSON WAY, OTLEY LS21 2RJ

**Asking price £130,000**

## FEATURES

- Spacious First Floor Flat
- Offered With The Advantage Of Having No Onward Chain
- Private Entrance With Stairs Up To The Landing
- Sitting Room And A Kitchen With Utility Pantry Off
- Bathroom Fitted With A Walk In Shower
- Gas Fired Central Heating
- uPVC Sealed Unit Double Glazing
- EPC Rating C / Tenure Leasehold / Council Tax Band A



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 1 Bedroom First Floor Apartment located in Otley

Welcome to this charming apartment located on Wilkinson Way in the picturesque town of Otley. This first floor flat offers a comfortable living space of 590 square feet, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a private entrance that leads you up a set of stairs to the landing, providing a sense of privacy and exclusivity. The apartment features a well-proportioned reception room, perfect for relaxing or entertaining guests. The bedroom is inviting and offers a peaceful retreat, while the bathroom (fitted with a walk in shower) is conveniently located to serve both residents and visitors.

This property is equipped with gas-fired central heating, ensuring warmth and comfort throughout the colder months. Additionally, the sealed unit double glazing enhances energy efficiency and helps to keep noise at bay, creating a tranquil living environment.

One of the standout features of this apartment is that it is offered with the advantage of having no onward chain, allowing for a smooth and straightforward purchasing process. This is particularly appealing for those looking to move in quickly without the hassle of waiting for other transactions to complete.

Situated in Otley, you will enjoy the benefits of a vibrant community with a range of local amenities, shops, and scenic countryside nearby. This apartment presents a wonderful opportunity for anyone looking to establish themselves in this area. Do not 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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Private Entrance

With stairs up to the first floor.

## First Floor

### Landing

Having a central heating radiator and a useful built in cupboard.

### Sitting Room 14'8" x 12'0" (4.47m x 3.66m)

A light and airy reception room having a large window and a central heating radiator.

### Kitchen 9'0" x 7'0" (2.74m x 2.13m)

Offering a range of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen also provides provision for a gas cooker with an extractor hood over. Velux window. Large walk in store which has a central heating radiator fitted and also provides plumbing for a washing machine.

### Bedroom 11'9" x 9'3" (3.58m x 2.82m)

Window and a central heating radiator.

### Bathroom

Fitted with a three piece suite comprising a walk in shower, a wash hand basin and a low level wc. Complemented by tiled walls and a large Velux window.

## Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 125 year lease which commenced on the 4th November 1996, so approximately 96 years remaining.

GROUND RENT: £10 per annum

SERVICE CHARGE: We are awaiting confirmation from our clients of the current service



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charge.

**MANAGEMENT COMPANY:** We are awaiting confirmation of the current management company.

**SERVICES:** All Mains Services Are Installed.

**PARKING:** On Street Parking

### **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>

### **Council Tax Leeds**

Leeds City Council Tax Band A. 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.

### **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



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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.

### **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.

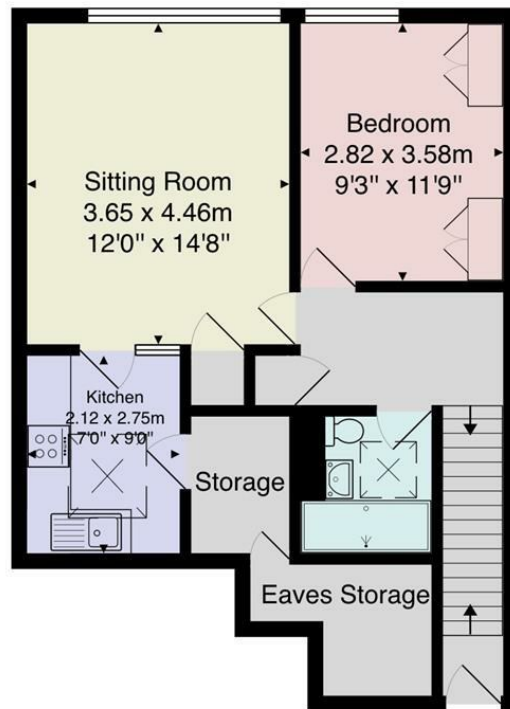
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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: 54.8 m<sup>2</sup> ... 590 ft<sup>2</sup>

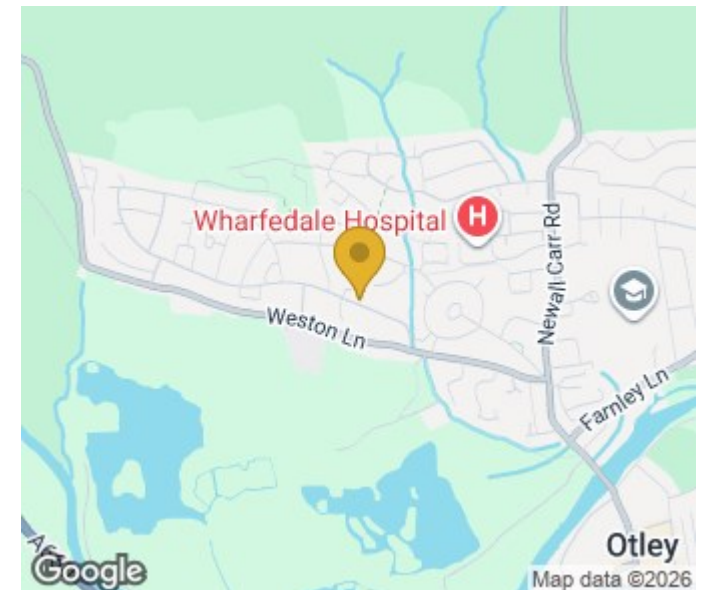
All measurements are approximate and for display purposes only.

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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| 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>                            | 75      | 75                         |
| (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 |         |                            |
| England & Wales                             |         | EU Directive<br>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.



Call us on 01943 889010  
[info@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)  
[www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)

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