



80 BURRAS LANE OTLEY LS21 3EW

Asking price £120,000

FEATURES

- Light & Airy Ground Floor Apartment
- Sitting Room & Separate Bedroom With Walk in Wardrobe
- Modern Kitchen & Bathroom With White Three Piece Suite
- Leasehold With a Share In The Freehold
- Service Charge is £540 Per Annum With No Ground Rent Payable
- Offered With The Advantage Of No Onward Chain
- Private Off Road Parking & Patio Garden
- Very Economical To Run, EPC Rating of C & Council Tax Band A
- Very Convenient Location Close to Waitrose & The Town Centre
- Ideal Opportunity For First Time Buyers Or Those Looking To Downsize



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

One Bedroom Ground Floor Apartment Close To Otley Town Centre

Nestled in the charming area of Burras Lane, Otley, this purpose-built apartment offers a delightful living experience for those seeking comfort and convenience. The property features a well-appointed reception room, perfect for relaxation or entertaining guests. With one spacious bedroom, it provides an ideal retreat for individuals or couples looking for a cosy home.

The apartment also includes a modern bathroom, designed with functionality in mind, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the dedicated parking space, a valuable asset in this bustling area, allowing for easy access and peace of mind.

Otley is known for its picturesque surroundings and vibrant community, making this apartment an excellent choice for anyone wishing to enjoy the best of both town and countryside living. With local amenities, shops, and transport links nearby, this property is not only a lovely home but also a gateway to the many attractions that Otley has to offer.

Whether you are a first-time buyer or looking to downsize, this apartment presents a wonderful opportunity to embrace a relaxed lifestyle in a sought-after location. Do not miss the chance to make this charming apartment your new home and contact Shankland Barraclough Estate Agents to arrange a viewing.

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...

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

Ground Floor

Entrance Area

With double glazed entrance door, radiator and useful storage cupboard.

Sitting Room 12'0" x 9'10" (3.66m x 3.00m)

A light and airy room with radiator, ceiling cornice and window to the front elevation.

Kitchen 7'2" x 5'2" (2.18m x 1.57m)

A modern kitchen with a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset stainless steel sink unit with mixer tap, integrated electric oven with a four ring gas hob having a stainless steel hood over. Plumbing for an automatic washing machine, space for an under counter appliance and window to the front elevation.

Bedroom 9'11" x 6'7" (3.02m x 2.01m)

With radiator, recessed walk in wardrobe and window to the rear elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Part tiled walls, cupboard housing the gas fired central heating boiler and window to the rear elevation.

Outside

A private car park located to the rear for residents includes an allocated parking bay for this apartment together with visitor parking spaces. To the side of the property there is a flagged area.

Tenure, Services And Parking

Tenure: Leasehold 999 years from 24th July 2014, so approximately 987 years remaining.

Service Charge & Ground Rent: The service charge is £540 per annum and the Managing Agents have confirmed there is no Ground Rent payable. The freehold is owned by the residents under Granville Mews Management, who have recently appointed a professional managing agent; Parkes & Co who began their responsibilities on the 1st March 2026.

All Mains Services Are Connected

Parking: Private Car Park With Allocated Space.

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>

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, 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.

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Burras Lane, Otley, LS21

Approximate Gross Internal Area = 29.8 sq m / 321 sq ft

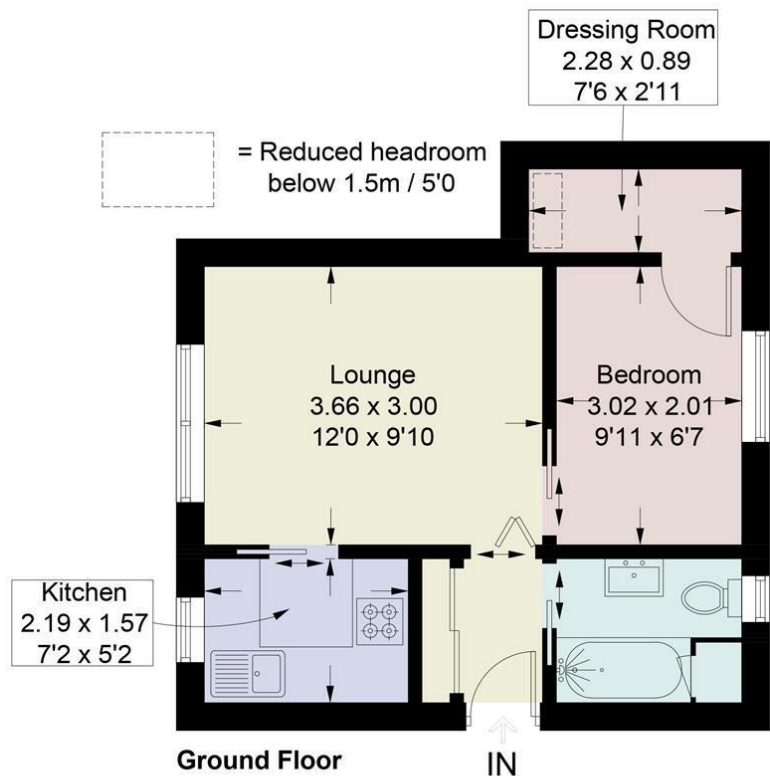

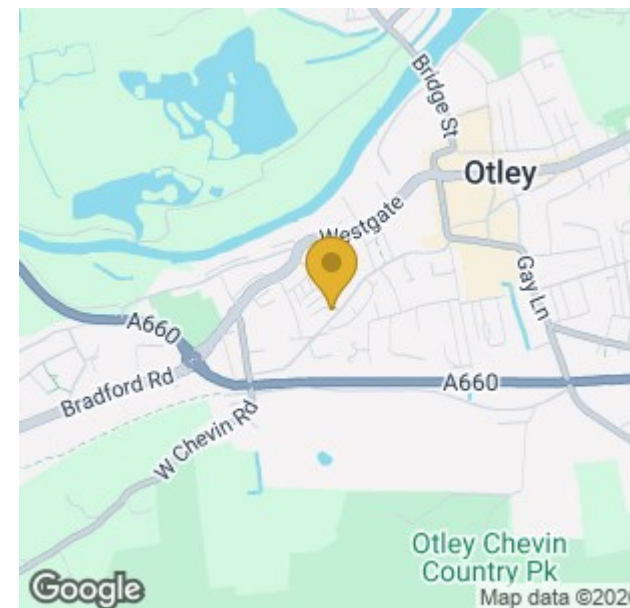


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



Call us on 01943 889010
info@shanklandbarraclough.co.uk
www.shanklandbarraclough.co.uk

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