



APARTMENT 35 GARNETT MILL OTLEY LS21 1FU

Asking price £295,000

FEATURES

- Luxurious Second Floor Apartment
- Well-Equipped Modern Kitchen With Integrated Appliances
- Two Well-Presented Double Bedrooms One With En-Suite Shower Room
- Secure Underground Car Park With Allocated Space
- Highly Sought After Location Close To Local Amenities & Riverside Walks
- Fabulous Open Plan Living Accommodation
- Private Balcony With Terrific Views Over The River & Wharfe Meadows Park
- Further Smart Bathroom & Useful Entrance Hall With Generous Cupboard
- Tenure Leasehold With 145 Years Remaining / EPC Rating D / Council Tax Band C
- Turn Key Apartment Ideal For A Variety Of Purchasers



Luxurious 2 Bedroom Apartment Overlooking The River Wharfe

This luxurious second-floor apartment on Mill Way that has been recently re-decorated and updated to include high quality fixtures and fittings throughout, offering a perfect blend of modern living and serene surroundings. Built in 2017, the property boasts fabulous open-plan living accommodation that is both spacious and inviting, ideal for entertaining or simply enjoying a quiet evening at home.

The well-equipped modern kitchen features integrated appliances, making it a delight for any cooking enthusiast. The design flows seamlessly into the living area, creating a warm and welcoming atmosphere. From here, you can step out onto your private balcony, where you can relish in the terrific views over the river, providing a picturesque backdrop for your morning coffee or evening relaxation.

This apartment comprises two well-presented double bedrooms, ensuring ample space for rest and privacy. One of the bedrooms benefits from an en-suite shower room, adding a touch of convenience and luxury to your daily routine. The second bathroom is equally well-appointed, catering to both residents and guests alike.

With its contemporary design and prime location, this property is perfect for those seeking a stylish and comfortable home in a vibrant community. Whether you are a first-time buyer or looking to downsize, this apartment offers an exceptional opportunity to enjoy modern living in Otley.

Don't miss the chance to make this delightful residence your own and contact Shankland Barraclough Estate Agents in Otley 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 smartly presented accommodation with ELECTRIC CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Communal Entrance

With stairs and lift to the upper floors as well as access to the secure underground parking.

Second Floor

Entrance Hall

A welcoming entrance hall with wood effect flooring and useful airing cupboard which also has space for an appliance. Entry phone system.

Living Accommodation 19'0" x 12'11" (5.79m x 3.94m)

A fabulous open plan living space which also has French doors to the private balcony enjoying picturesque views over the River Wharfe. The room has electric radiators and to the kitchen a stylish modern range of kitchen having base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splashback. Inset stainless steel sink unit with mixer tap and a range of integrated appliances including a fridge/freezer, washing machine, dishwasher and electric oven with ceramic hob having a stainless steel hood over. Wood effect flooring and recessed spotlights.

Balcony

Lovely sitting out area with a beautiful outlook over the River Wharfe and Wharfe Meadows Park.

Bedroom 1. 19'5" x 8'11" (5.92m x 2.72m)

An elegant double bedroom having a built in mirrored double wardrobe, a radiator and window to the rear with lovely views.

En-Suite Shower Room

Smart modern three piece suite comprising a walk in shower with tiled walling and a glazed screen, a wash hand basin and a low level w.c. Part tiled walls, wood effect flooring and shaver point.

Bedroom 2. 15'11" x 8'8" (4.85m x 2.64m)

Another well-presented double bedroom, with freestanding wardrobe, radiator and window to the rear elevation with attractive views over the river.

Bathroom

Modern three piece suite in white comprising a panelled bath, a wash hand basin and a low level w.c. Large mirror to one wall, tiled splash backs, wood effect flooring and recessed spotlights.

Secure Underground Parking

Rarely found with apartments, this property benefits from having an allocated parking bay in the secure underground car park. With an electronic access door for vehicular access there is also a designated bike area and personal access to the apartments via a staircase or via the lift which comes down to this level.

Tenure, Services And Parking

TENURE: Leasehold with the remainder of a 155 year lease which commenced on 22nd June 2017, so approximately 145 years remaining.

SERVICE CHARGE: We are informed by our clients that the current Service Charge is £1510.07 per annum which is paid half yearly (£755.04) and covers the building insurance, lift maintenance, communal heating and lighting etc. The ground rent is £250 per annum with the next ground rent review scheduled for the



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1st January 2032

MANAGEMENT COMPANY: Garnett Wharfe (Otley) Management Company Limited, Gateway House, 10 Coopers Way, Southend on Sea, Essex SS14 1DB.

SERVICES: Mains water, drainage and electricity are installed.

There is no gas to the apartments.

PARKING: Secure Underground Car Park Private Allocated Parking 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 - Low

Rivers & Sea - High

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 C. For further details on Leeds Council Tax Charges please visit 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 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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Garnett Mill, Otley, LS21

Approximate Gross Internal Area = 64.2 sq m / 691 sq ft

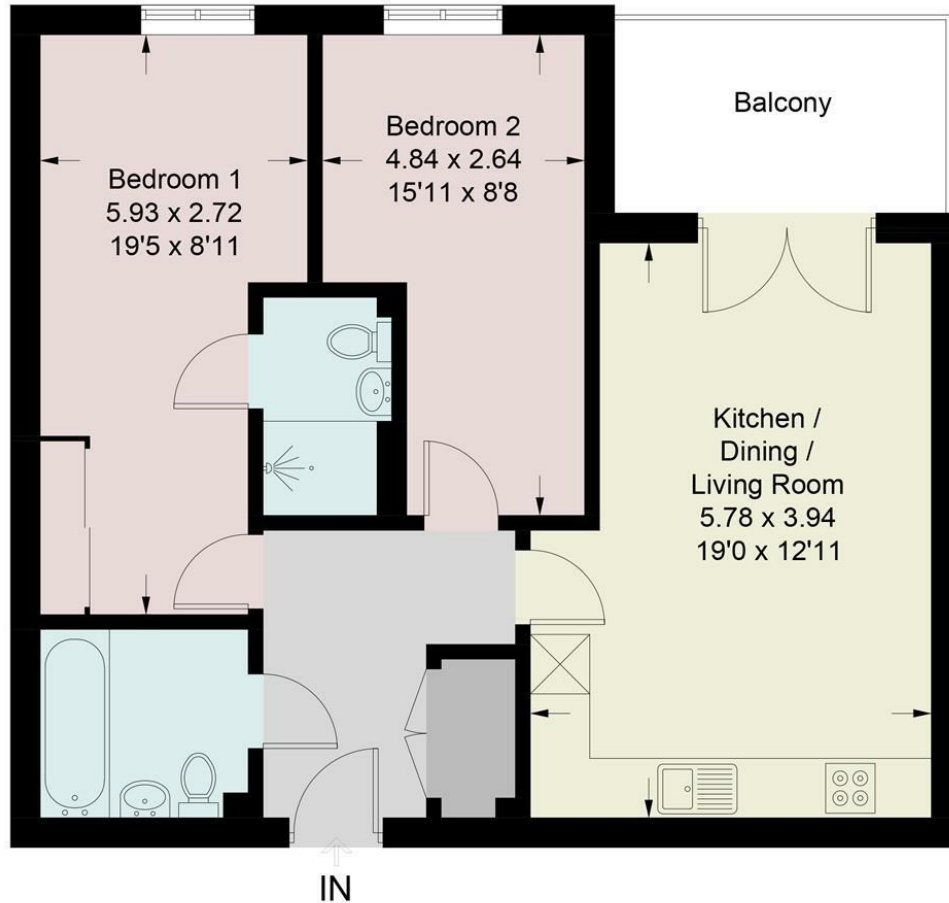


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(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.



Call us on 01943 889010
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