Harrison Robinson

Estate Agents

Flat 6 The Old Chapel Station Road, Otley, LS21 3FB

Guide Price £275,000

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GROUND FLOOR

Communal Entrance
A secure, part glazed entrance door opens into a well presented, communal entrance area, where carpeted stairs and a lift give access to the upper floors.

SECOND FLOOR

Private Entrance Hall
A sold timber entrance door opens into a welcoming entrance hall with space for an item of furniture giving access to the principal rooms. Carpeted flooring, electric wall heater, space for an item of furniture. Wall mounted, telephone entry system.

Utility Cupboard/Storage
A most useful utility cupboard off the hall housing the hot water cylinder and with shelving and space for household appliances. Space and plumbing for a washing machine.

Living Dining Kitchen
20'3" x 20'0" (max) (6.18 x 6.1 (max))
A spacious, light and airy room with a modern kitchen, fitted with a range of high gloss cabinetry, complementary worksurfaces and glass splashback. Integrated appliances include two electric ovens, electric hob with stainless steel and glass extractor over, fridge freezer and dishwasher. Stainless steel sink and drainer with chrome mixer tap, tiled flooring, recessed ceiling lights, extractor. Open to a comfortable lounge with carpeted flooring with two, electric wall heaters and a log effect, wall mounted, electric fire. Two, double glazed arched windows allow natural light and afford far reaching views. There is ample space for comfortable furniture and a dining table.

Bedroom One
11'8" x 10'7" (3.56 x 3.23)
A lovely double bedroom with carpeted flooring, two, double glazed, arched windows and electric wall heater. Smart, high gloss wardrobes included, door into:

En Suite
Smartly presented with low level W.C. with concealed cistern, handbasin with chrome mixer tap and shower cubicle with glazed door and neutral wall tiling. Wall mounted, mirror fronted vanity unit. Chrome, ladder style heated towel rail,

Bedroom Two
10'7" x 9'6" (3.23 x 2.9)
A second double bedroom with carpeted flooring, two, double glazed, arched windows and electric wall heater. High gloss wardrobes included.

Bathroom
A modern, three-piece bathroom with low level W.C. with concealed cistern, handbasin with chrome mixer tap and panel bath with shower, glazed screen and neutral wall tiling. Tiled flooring, ladder style heated towel rail, wall mounted, mirror fronted vanity cupboard, recessed ceiling lights.

OUTSIDE

Allocated Parking Space
The apartment benefits from an off road, allocated parking space close to the communal entrance.

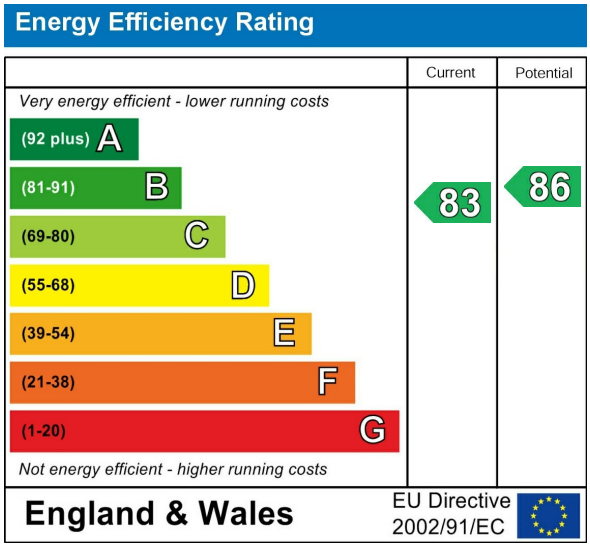
Communal Grounds
The Old Chapel is a beautiful building set in low maintenance communal grounds accessed via secure gates.

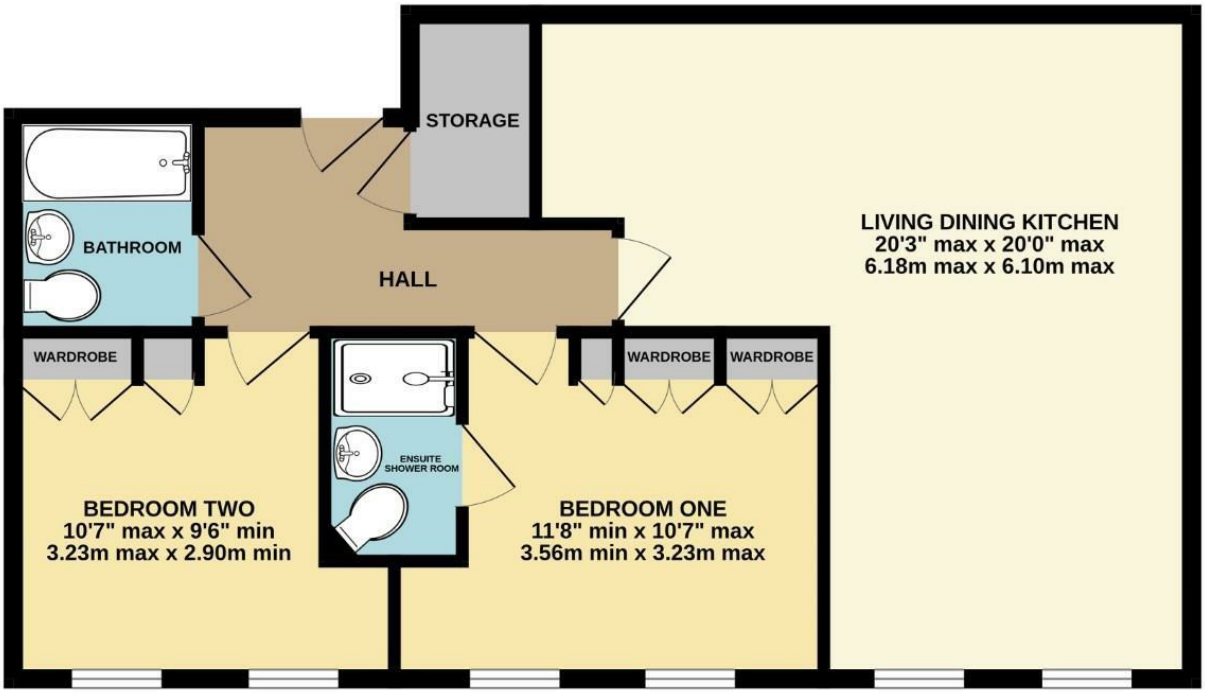
NOTES AND TENURE
We are advised by our vendor that the property is leasehold with the remainder of a 150 year lease from 2013.
The current service charge is £1,900 per annum to include buildings insurance, lift maintenance, cleaning and maintenance of the communal areas, external painting, and window cleaning.
Pets are allowed with the consent of the management company.

UTILITIES AND SERVICES
The property benefits from mains electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

- Two Double Bedroom Second Floor Apartment With Lift
- Master Bedroom With En Suite Shower Room
- Separate Modern Bathroom
- Well Presented Throughout With Neutral Decor
- Open Plan Kitchen Living Room
- Enjoying Some Far Reaching Views
- Convenient Central Location
- Walking Distance To Local Amenities
- Secure Gated Allocated Parking Space
- Council Tax Band C





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TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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