HUNTERS®
HERE TO GET you THERE
2
1
1
E

Boroughgate, Otley, LS21

£175,000

An exceptional two bedroom Georgian Grade II listed apartment located in the heart of Otley. This spacious first floor apartment is tasteful and stylishly decorated throughout. The entrance hall is a good size and provides an area for hanging coats, there are two double bedrooms and a modern shower room, the master bedroom features built cupboards and a beautiful decorative fireplace . The open plan living space provides the owner with a sociable space for entertaining family and friends and as the property is south facing it has an abundance of natural light. The vendor has upgraded the heating system throughout with WiFi controlled oil filled heaters. Currently operating as a successful Airbnb, this property is an excellent investment opportunity or a fantastic place to call home. Outside, there is a communal yard to the rear with a bike and bin store.

Otley is a thriving 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.

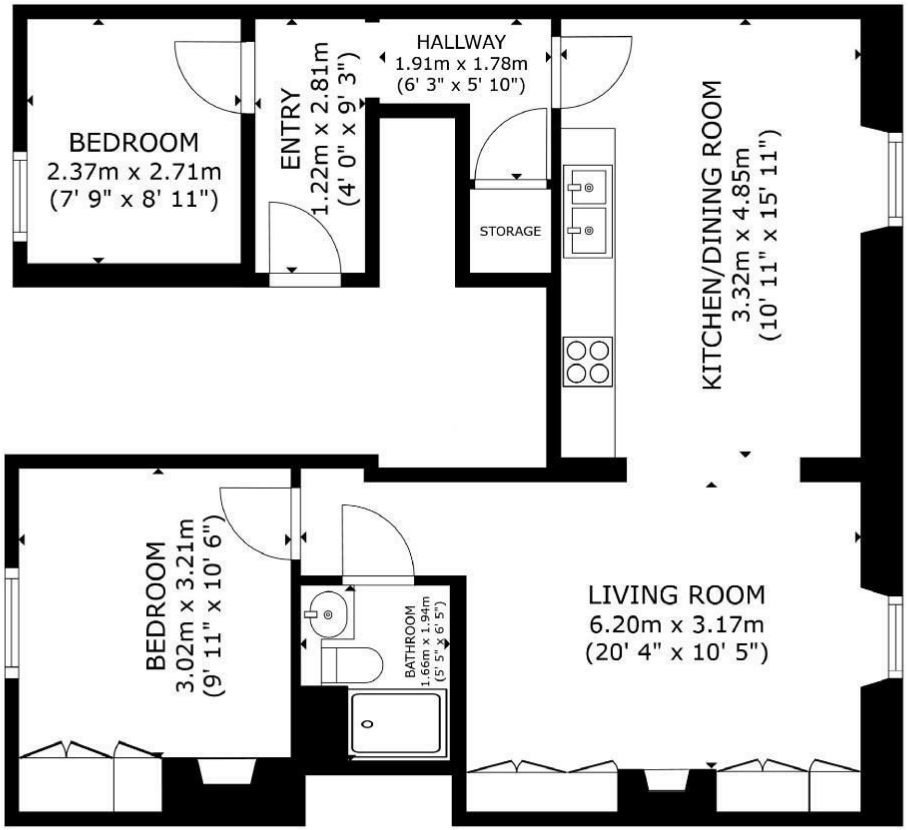
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ I 01943 660002
otley@hunters.com I www.hunters.com

This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- TWO BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- FINISHED TO A HIGH STANDARD THROUGHOUT
- CENTRAL OTLEY LOCATION
- GRADE II LISTED BUILDING
- TWO DOUBLE BEDROOMS
- COMMUNAL REAR YARD
- BIKE AND BIN STORE
- EPC RATING E

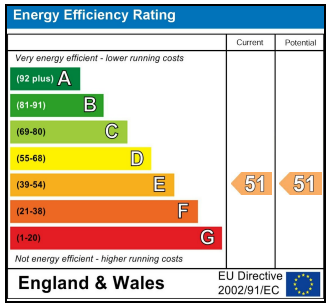
OF ROLL
ENDS IN THE AREA



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 65.4 m² (704 sq.ft.)
TOTAL : 65.4 m² (704 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



DIRECTIONS
From our Hunters Otley offices on Kirkgate, follow the road around the corner onto Bondgate. Turn left at the Rose & Crown onto Crossgate. Proceed past the bus station to the traffic lights. The property can be found on the corner of Boroughgate and Wesley Street, with the entrance on Boroughgate.

AGENTS NOTES
Tenure: Leasehold. We have been informed by our client that the apartment is held on a 999 year lease from 1st January 2022. The service charge is £64.41PM

Council Tax Band C, Leeds City Council

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.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £45 (exclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

DISCLAMER
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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ I 01943 660002
otley@hunters.com I www.hunters.com

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.