

HUNTERS[®]

HERE TO GET *you* THERE



Station Road

Otley, LS21 3HX

£185,000



Council Tax: B



Flat 3, Westcroft Station Road

Otley, LS21 3HX

£185,000



DIRECTIONS

Cross the road from our Hunters Otley office on Kirkgate then join Station Road directly opposite. Continue up Station Road and the apartment can be found on the left hand side.

AGENTS NOTES

Tenure: We are advised that the property is Leasehold on a term of 900 years from the 1st March 1989 so has approximately 864 years remaining. The ground rent is a peppercorn and the monthly service charge is £65 which includes general upkeep for the property, external maintenance, guttering clearing etc. The service charge does not include buildings insurance, this is additional and totals £1,039.35 divided equally between the three owners, ie £428.66 per flat for 2024. We are further advised that the three flat owners are the freeholders with each flat being a shareholder in the management company and when the flat is sold the shares are transferred to the new owners.

Council Tax Band B, Leeds City Council

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 £36 (inclusive 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.

ADDITIONAL SERVICES

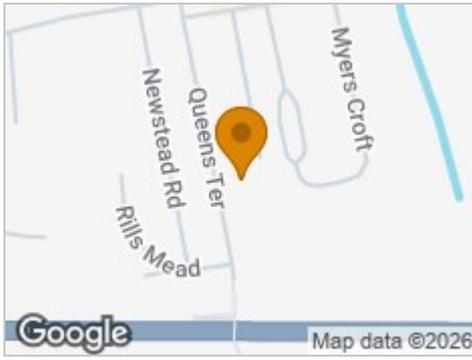
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

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.



Road Map



Hybrid Map



Terrain Map



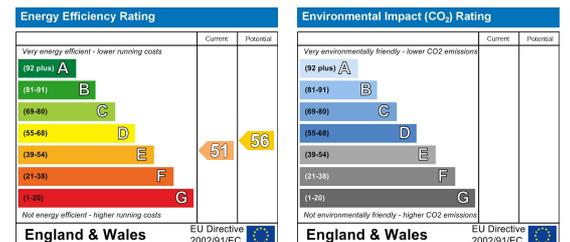
Floor Plan



Viewing

Please contact our Hunters Otley & Ilkley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.