





2 BROOKLANDS COURT
OTLEY
LS21 1FP

Offers over £365,000

FEATURES

- Spacious First & Second Floor Maisonette
- Dining Hall With Access Onto The South Facing Balcony
- Three Double Bedrooms Serviced By An En-Suite & Bathoom
- Parking For 2 Vehicles & Detached Garage
- Private Flagged Patio Area & Shared Use Of Communal Gravelled Area
- Sitting Room With Attractive Outlook Towards The River
- Breakfast Kitchen, Utility Room & Study
- Attic Bedroom With Additional En-Suite
- Tenure Leasehold / Council Tax Band D / EPC Rating C
- Ideal Location Within Walking Distance Of Otley's Amenities & Riverside Walks

4 3 2 C

SHANKLAND BARRACLOUGH ESTATE AGENTS

Spacious 4 Bedroom Duplex Apartment In The Centre Of Otley

Welcome to Brooklands Court, a splendid duplex maisonette located in the charming town of Otley. This impressive residence boasts an expansive 2,524 square feet of living space, making it an ideal choice for families or those seeking generous room sizes.

The apartment features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With four well-proportioned bedrooms, there is ample space for everyone, and the three modern bathrooms ensure convenience and comfort for all residents.

One of the standout features of this property is the delightful dining hall, which provides access to a south-facing balcony. This outdoor space is perfect for enjoying sunny afternoons or hosting al fresco dining experiences. Additionally, the breakfast kitchen is well-equipped and complemented by a utility room, making daily tasks a breeze. The study also provides extra space for those working from home or in need of a hobbies room.

For those with vehicles, the property offers parking for two vehicles and a detached garage, a rare find in such a desirable location. The private flagged patio area adds to the outdoor charm, providing a another area for relaxation.

Situated within walking distance of Otley's amenities, this apartment offers the perfect blend of tranquillity and convenience. Whether you are looking to explore local shops, cafes, or parks, everything you need is just a short stroll away.

In summary, Brooklands Court presents a unique opportunity to acquire a spacious and well-appointed apartment in a sought-after area. Do not miss the chance to make this wonderful property your new home and call Shankland Barraclough Estate Agents on Otley today 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

Private Entrance Hall
With stairs up to the first floor.

First Floor

Kitchen 14'7" x 12'2" (4.45m x 3.71m)
A breakfast kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl sink unit with mixer tap, integrated double electric oven and four ring gas hob having an extractor over. Space for an under counter fridge, radiator, vinyl flooring and window to the side elevation.

Sitting Room 16'0" x 14'7" (4.88m x 4.45m)
A light and airy reception room having a feature stone fireplace housing a fitted gas fire. Ceiling cornice, dado rail, two radiators and enjoying a dual aspect with windows to both the front and side elevation with an attractive outlook towards the river.

Dining Hall 19'0" x 8'6" (5.79m x 2.59m)
With radiator and access onto the balcony.

Study 11'7" x 10'0" (3.53m x 3.05m)
An extremely useful space ideal for a hobbies room or those working from home with radiator and window to the rear elevation.

Utility Room 8'4" x 8'2" (2.54m x 2.49m)
With base and wall units incorporating cupboards and drawers, electric oven, plumbing for an automatic washing machine and space for a dryer. Belfast sink and window to the rear elevation.

Bedroom 1. 13'1" x 12'10" (3.99m x 3.91m)
With ceiling cornice, dado rail and fitted wardrobes. Window to the rear elevation.

En-Suite Shower Room
Having a tiled shower stall, low suite w.c and pedestal wash hand basin. Window to the side elevation.

Bedroom 2. 17'9" x 11'2" (5.41m x 3.40m)
A spacious double bedroom again enjoying some character feature with ceiling cornice and dado rail. Radiator and window to the side elevation.

Bedroom 3. 13'0" x 10'5" (3.96m x 3.18m)
A third generous double bedroom on this floor with ceiling cornice, radiator and window to the front elevation.

Bathroom
A good sized bathroom with a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring, fully tiled walls and window to the side elevation.

Second Floor

Bedroom 4. (with sloping ceilings) 36'1" x 13'10" max (11.00m x 4.24m max)
A terrific attic bedroom, ideal space for a relative who wants their own space or teenagers bedroom, having an abundance of light with numerous velux windows, eaves storage and a dressing/study area. Three radiators and Juliette balcony to the rear elevation.

En-Suite Bathroom
With a panelled bath having a shower attachment, low suite w.c and wash basin. Radiator, velux window and eaves storage.

Outside
To the rear of the property, accessed via a shared driveway with two other properties, there are two allocated parking spaces and a detached garage. The property enjoys a patio and the use of a communal gravelled area to the rear whilst to the front there south westerly facing balcony accessed internally from the dining hall.

Detached Garage
With an up and over door, light, power and door to the side elevation.

Tenure, Services And Parking
Tenure: Leasehold with a share in the Freehold - We are advised by the seller that the property is Leasehold and offered with the remainder of 999 year lease which has 988 years remaining and a lease end date of 06/06/3014. Currently managed by the current freeholders who own 50% of the freehold. Each property pays zero ground rent but is responsible for their proportion of the buildings insurance which was circa £423.55 per property for the past year and will vary annually depending on the cost of insurance for that year.

All Mains Services Are Connected.

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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 - 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

Council Tax Leeds
Leeds City Council Tax Band D. 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











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ









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.

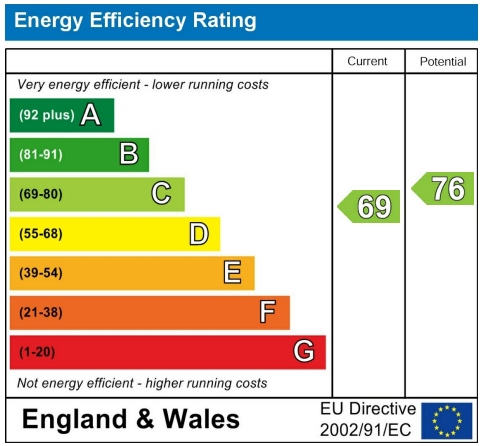
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

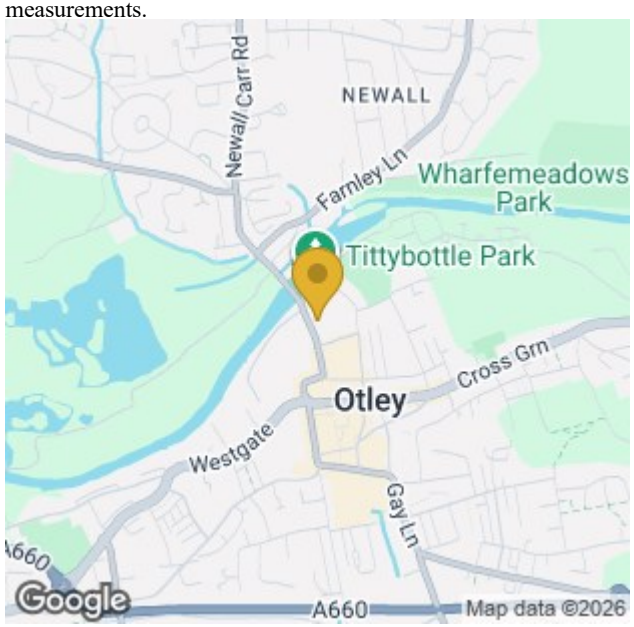


Total Area: 234.5 m² ... 2524 ft² (excluding balcony)

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



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

SHANKLAND BARRACLOUGH ESTATE AGENTS