DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £125,000

- No onward chain
- Impeccably planned one bedroom apartment
- Many character features including handsome oak beams
- Extensively modernised with smart kitchen
- Useful mezzanine area suitable for a variety of uses
- Mains water and electricity with entry system
- Superbly located in the very heart of Otley centre

4A, Boroughgate, Otley, West Yorkshire, LS21 3AL

Offered with no onwards chain, this beautifully presented one-bedroom first floor apartment features a versatile mezzanine and occupies a prime central Otley location.

The Estate Office, 2-4 Bondgate, Otley, West Yorkshire, LS21 3AB
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4A, Boroughgate, Otley, West Yorkshire, LS21 3AL

Harrogate 11 miles, Skipton 16 miles, Leeds 13 miles (all distances approximate)

General remarks

4A Boroughgate is a charming and characterful one-bedroom first floor apartment - ideal for a single person, couple, investor or as a Dales bolt hole.

The apartment is approached via a communal entrance giving access to this and one adjoining property. The entrance hallway leads to a spacious open-plan area incorporating the living space, dining space and contemporary fitted kitchen which benefits from a range of built in appliances. The property offers a generous double bedroom together with a mezzanine level, providing a versatile space suitable for a variety of uses. A modern shower room completes the accommodation.

Of particular note is the property's abundance of character, with exposed oak beams complemented by fine oak internal doors which creates a charming blend of period features and contemporary living.

Mains water, electricity and drainage are connected. The property also benefits from sealed unit double glazing, an intercom system, and is offered on a leasehold basis

The property occupies a central position in Otley, within easy walking distance of the towns shops, schools and leisure facilities. The nearby bus station provides regular services to surrounding towns and cities, while Menston railway station and Leeds Bradford airport are both within easy reach, making this an ideal location for commuters

Directions

From our officers turn left, then take the first left onto Crossgate. At the staggered crossroads proceed over the road, taking the first left onto Courthouse Street. Continue a short distance, turning into the car park of the Artworks and past the building on the left-hand side where the entrance for number 4 is seen facing you.

what3words engages.lawyer.valid

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Leasehold -125 years from 1st January 2007 No Pets(ask agents)
- All Mains services
- No allocated parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

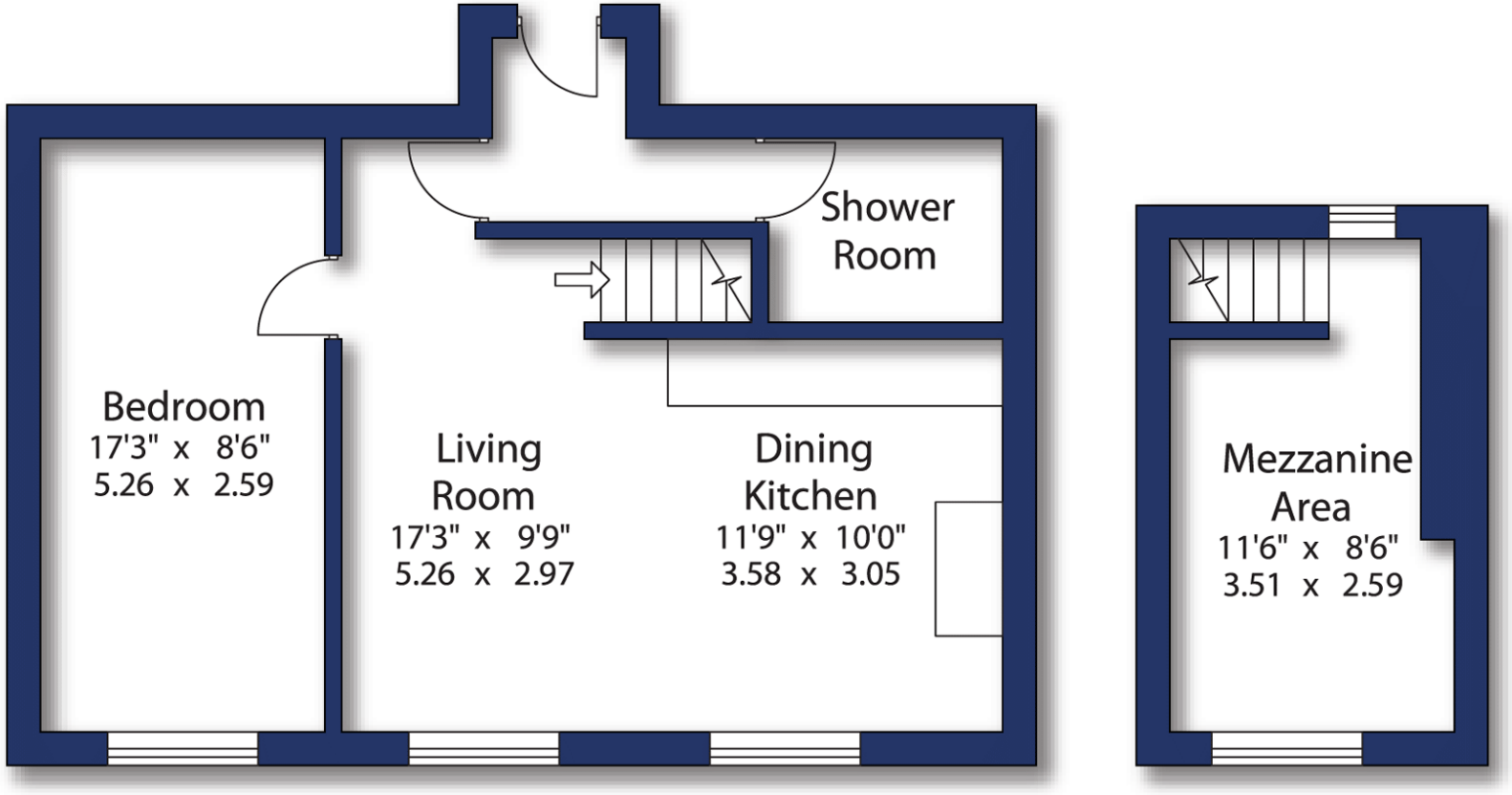
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: OTL260136 TJU/CAN 10/08/26 (2)





Floorplans



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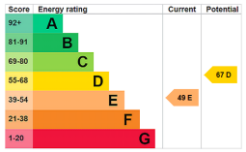

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