DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £220,000

- NO CHAIN
- Purpose built first floor apartment
- Communal entrance serving three apartments
- Two double bedrooms
- Open plan sitting room/kitchen
- Bathroom
- Off street parking
- Entry security system
- Gas central heating and double glazing
- Leasehold 999 year lease from 1st January 2019

Flat 2, Wharfedale House, 157 Ilkley Road, Otley, West Yorkshire,

Available with no onward chain a modern and smartly presented purpose built two-bedroom first floor apartment located on the fringe of Otley town with riverside walks close by and private off-street parking.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321
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dacres.co.uk







Flat 2, Wharfedale House, 157 Ilkley Road, Otley, LS21 3LP

Leeds 12 miles, Bradford 10 miles, Harrogate 12 miles (all distances approximate)

General remarks

Wharfedale House is a purpose-built block of three apartments built in 2020 with high-quality fixtures and fittings and would suit a single person, couple or investor.

To the front there is a communal entrance with security entry system which serves all three apartments, Flat 2 can be found on the first floor.

On entering the apartment there is a useful entrance lobby with storage cupboard. The living/dining kitchen is open plan with a range of modern units, island and integrated appliances including a washing machine. This south-facing room benefits from plenty of natural light, with multiple windows allowing sunlight to fill the space throughout the day. The bathroom is smart in design and offers a WC, wash basin and bath with shower over. Both bedrooms are double and have views towards the rear.

All mains services are installed including double glazing, hive heating system and gas central heating.

Outside, to the rear there is an allocated parking space, and you will also find the waste/bin storage area.

Otley itself is a highly regarded market town standing proudly in the heart of some of the region's finest countryside. The centre provides a comprehensive range of retail and social amenities and an excellent provision of independent shops, restaurants and cafes. There are numerous sports clubs to suit a variety of tastes and interests, whilst the surrounding countryside and The Chevin offer many opportunities for rural pursuits.

For the traveller there is good road access into the region's centres including East Lancashire, Harrogate, Leeds and Bradford. Otley is served by popular primary schools as well

Directions

From our offices on Bondgate proceed in the direction of the Market Square, at the traffic lights turn left onto Beech Hill and follow this road as it becomes Westgate. Take the right hand turn next to The Fleece public house into Ilkley Road where the property will be seen towards the end located on the right-hand side. what3words ramp.starting.fiery

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold: 999 years from 1 January 2019
- All mains services. Hive heating system. Gas Central Heating. Double Glazing.
- Allocated parking space

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

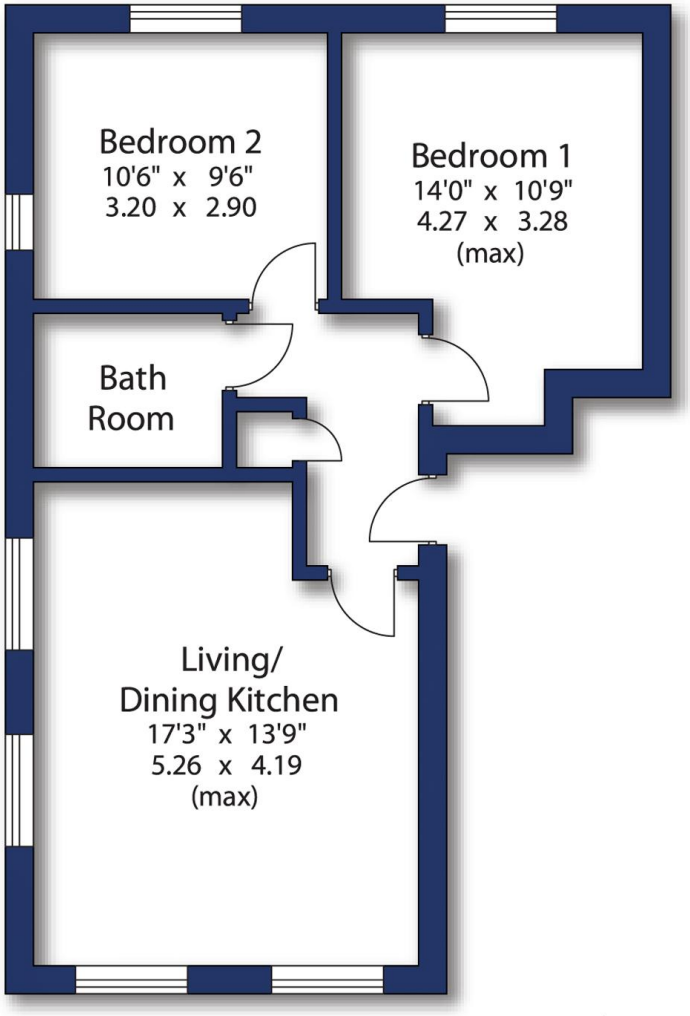
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

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Floorplans



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