





32 MANOR STREET, OTLEY LS21 1AX

Asking price £180,000

FEATURES

- Two Bedroom First Floor Apartment In A Lovely Quiet Location
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Private Parking And Attractive Communal Gardens To The Rear
- Light and Airy Sitting / Dining Room
- Well Appointed Kitchen
- House Bathroom With A Walk In Shower
- Just A Short Walk To Town Centre
- Tenure Freehold / EPC Rating C / Council Tax Band C

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Centrally Located Two Bedroom First Floor Flat With Parking

Located in the serene surroundings off Manor Street, Otley, this charming two-bedroom first floor flat offers a delightful blend of comfort and convenience. Built in 1985, this purpose-built apartment is perfect for those seeking a peaceful retreat while remaining close to local amenities.

Upon entering, you are welcomed into a brilliantly sized sitting room, providing ample space for relaxation and entertaining. The flat features two well-proportioned bedrooms, ideal for a small family or professionals or couples looking for extra space. The classic bathroom is fitted with a practical walk-in shower, ensuring both style and practicality and there is a well appointed kitchen as well.

One of the standout features of this property is the private parking, together with the attractive communal gardens at the rear which offer a lovely outdoor space to unwind and enjoy the fresh air.

This property is offered with the significant advantage of having no onward chain, allowing for a smooth and hassle-free purchase process. This flat presents an excellent opportunity to secure a home in a lovely, quiet location, yet only a few minutes walk from the town centre . Don't miss the chance to make this delightful apartment your own.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Communal Entrance
A level entrance into the property which has a secure locked outer door and matching side panel, with the hallway giving access to four apartments, including ours.

Private Entrance Hallway
Providing access to each of the rooms, the hallway also has a valuable deep storage cupboard, an ideal place for suitcases, the Christmas decs etc. Central heating radiator.

Kitchen 6'1" x 8'3" (1.85m" x 2.51m")
Smartly Decorated Kitchen With Fitted Units & Worksurfaces, An Electrical Oven/Hob With A Fridge/Freezer & Washing Machine. Boiler Unit Also Located In Kitchen.

Sitting Room 10'6" x 19'9" (3.20m" x 6.02m")
A Very Spacious Sitting Room With A Side & Front Facing Window And Central Heating Radiator Under Front Facing Window.

Bathroom
Fitted With Cream Tiles, This Bathroom Is Comprised Of A Walk In Shower, A Wash Hand Basin And A Low Level WC, Complimented By A Heated Towel Rail.

Bedroom 1. 9'9" x 9'0" (2.97m" x 2.74m")
This Practice Master Bedroom Is Fitted With Built In Wardrobes & Cupboards, A Rear Facing Window, Complimented By A Central Heating Radiator.

Bedroom 2. 10'6" x 12'1" (3.20m" x 3.68m")
Central Heating Radiator Under A Rear Facing Window, With Built In Cupboards & Wardrobes.

Parking & Garden
To the side of the property is a neat block paved driveway for exclusive use of this apartment. Moving around to the rear are delightful landscaped and fully maintained gardens for exclusive use of the apartments.

Tenure & Services
Tenure: Leasehold - 999 years from 1st October 1985. Service Charge £600 per annum.
All Mains Services Connected
No Pets Allowed

Internet & 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

Council Tax Leeds
Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Floor Risk Summary
Surface Water - Very Low
Rivers & Sea - 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

Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

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.

















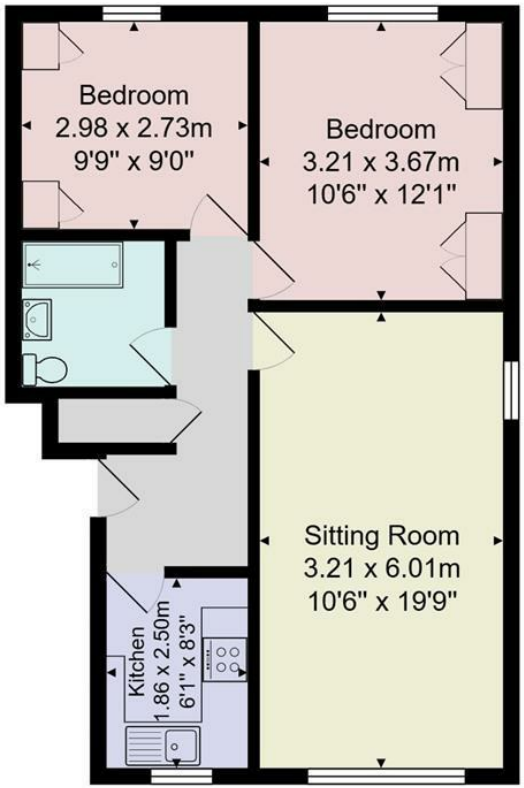


Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

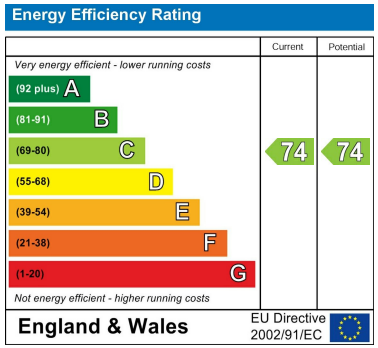
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

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: 57.4 m² ... 617 ft²
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.
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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
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