
HUNTERS®
HERE TO GET you THERE
2
1
1
D

Birdcage Court, Otley, LS21

£150,000

A fantastic opportunity to purchase this beautifully positioned top floor two bedroom duplex apartment, set within the converted mill development Birdcage Court. Perfectly suited to first time buyers, investors or anybody looking to acquire a low maintenance, centrally located property. The property benefits from a lovely shared balcony and has stunning views towards Otley's town centre and the countryside. The property is arranged over two levels, the first level has a generous open plan lounge, fitted kitchen and double bedroom, the second level has the second bedroom and house bathroom. Outside, there is a communal garden and off street parking and if you enjoy walking, you are minutes away from the wonderful Chevin Forrest and all the local amenities that Otley has to offer.
The property comes to market WITH NO ONWARD CHAIN.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

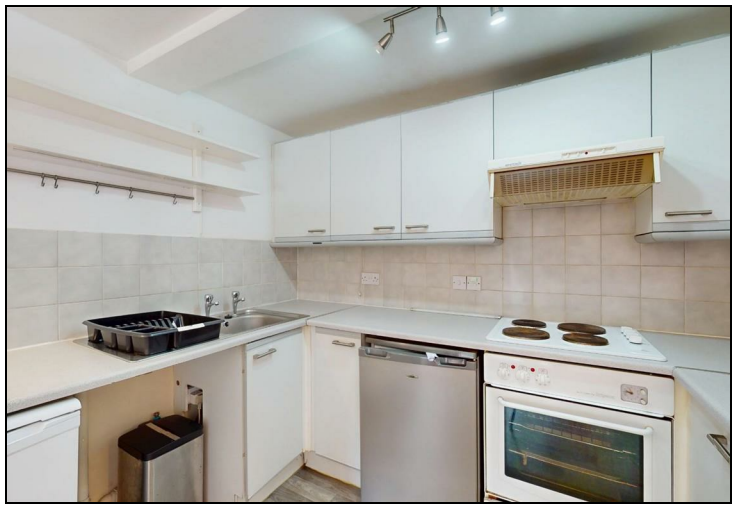
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ I 01943 660002
otley@hunters.com I www.hunters.com

This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.



KEY FEATURES

- TWO BEDROOM TOP FLOOR DUPLEX APARTMENT
- DESIRABLE LOCATION
- OFF ROAD PARKING
- COMMUNAL GARDENS
- BIKE STORAGE FOR RESIDENTS
- INTERCOM ENTRY SYSTEM
- CHAIN FREE
- EPC RATING D



















DIRECTIONS
From our offices in Kirkgate, Otley, proceed onto Bondgate, becoming Gay Lane. Turn left onto East Chevin Road and take the first right onto Birdcage Walk. Birdcage Court can be found a short distance on the left hand side.

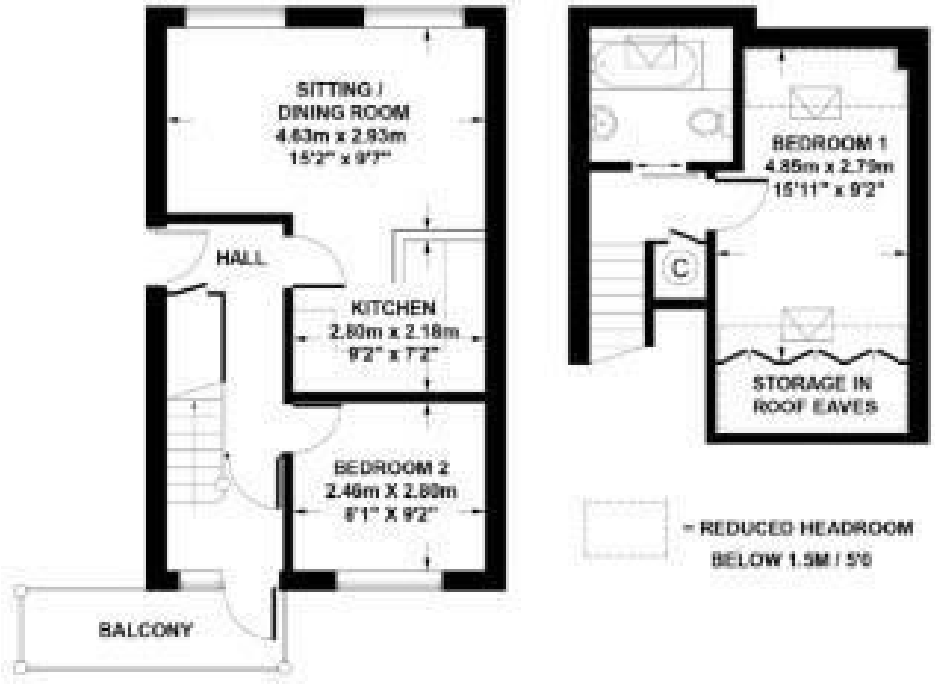
AGENTS NOTES
Tenure: Leasehold - We are advised by the owner that the property is Leasehold and is offered with the remainder of a 999 year lease which commenced in 1988. We are also advised that the service charge for 2026, which includes maintenance to the communal areas, communal electric, communal water, communal cleaning etc as well as the buildings insurance, directors and officers insurance, management company administration costs, accountancy fees, management fees and contribution to the reserve fund, and the total is £1,851,00. The Ground rent is £25 per annum.

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 £54 (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.

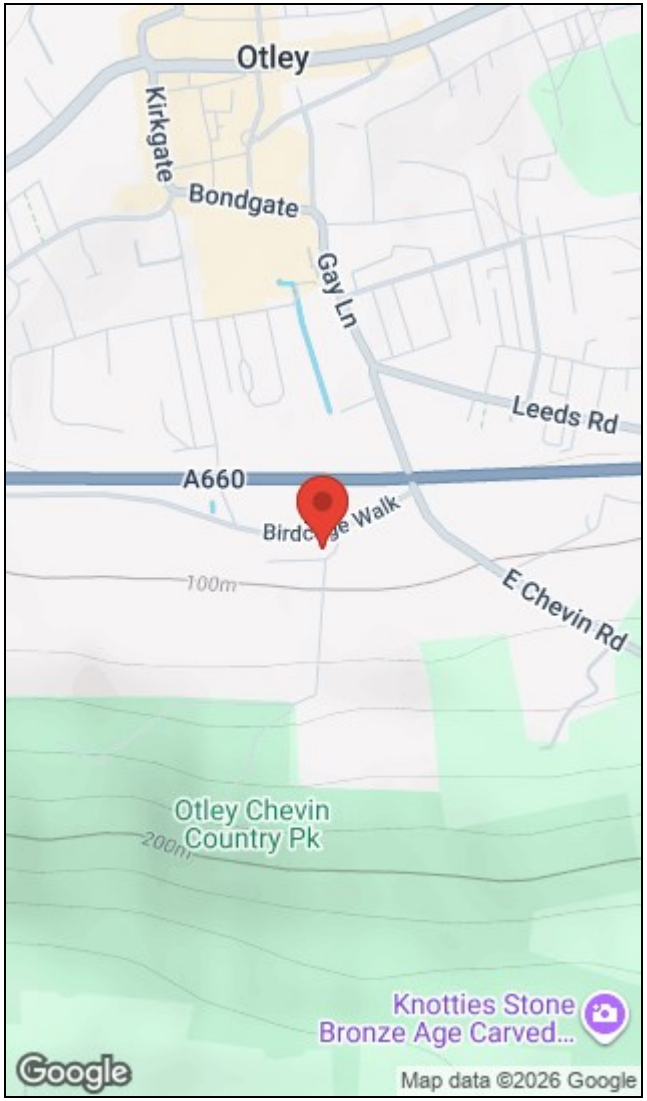
ADDITIONAL SERVICES
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor,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

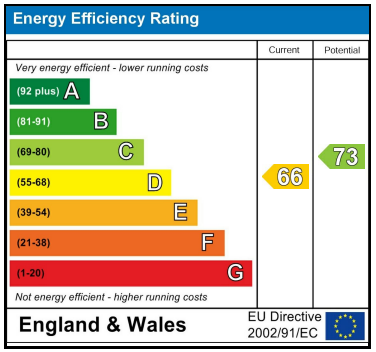
DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred 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.



4C BIRDCAGE WALK

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.





56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ I 01943 660002
otley@hunters.com I www.hunters.com

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.