



**HUNTERS®**  
HERE TO GET *you* THERE

PRIVAT  
E PARKING



# Westcroft, Station Road, Otley, LS21

£185,000



Located in central Otley this attractive two bedroom apartment occupies the whole of the top floor of a substantial character Victorian building on an attractive cobbled street. Set just a few minutes walk from the town centre and all its amenities, as well as being close to Otley Chevin, this apartment must be seen to be fully appreciated. The apartment has gas fired central heating, sealed unit double glazing and briefly comprises a spacious welcoming dining hallway, a well proportioned sitting room, a kitchen, a large bathroom and two bedrooms, both with fitted storage. This 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. 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. For those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002

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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

- TOP FLOOR (2ND FLOOR) TWO BEDROOM CHARACTER APARTMENT
- CENTRAL OTLEY LOCATION
- STUNNING FAR REACHING VIEWS
- GENEROUS BATHROOM
- IN BUILT STORAGE IN BOTH BEDROOMS
- EPC RATING E
- NO ONWARDS CHAIN





## DIRECTIONS

Cross the road from our Hunters Otley office on Kirkgate then join Station Road directly opposite. Continue up Station Road and the apartment can be found on the left hand side.

## AGENTS NOTES

Tenure: We are advised that the property is Leasehold on a term of 900 years from the 1st March 1989 so has approximately 864 years remaining. The ground rent is a peppercorn and the monthly service charge is £65 which includes general upkeep for the property, external maintenance, guttering clearing etc. The service charge does not include buildings insurance, this is additional and totals £1,039.35 divided equally between the three owners, ie £428.66 per flat for 2024. We are further advised that the three flat owners are the freeholders with each flat being a shareholder in the management company and when the flat is sold the shares are transferred to the new owners.

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 £30 (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.



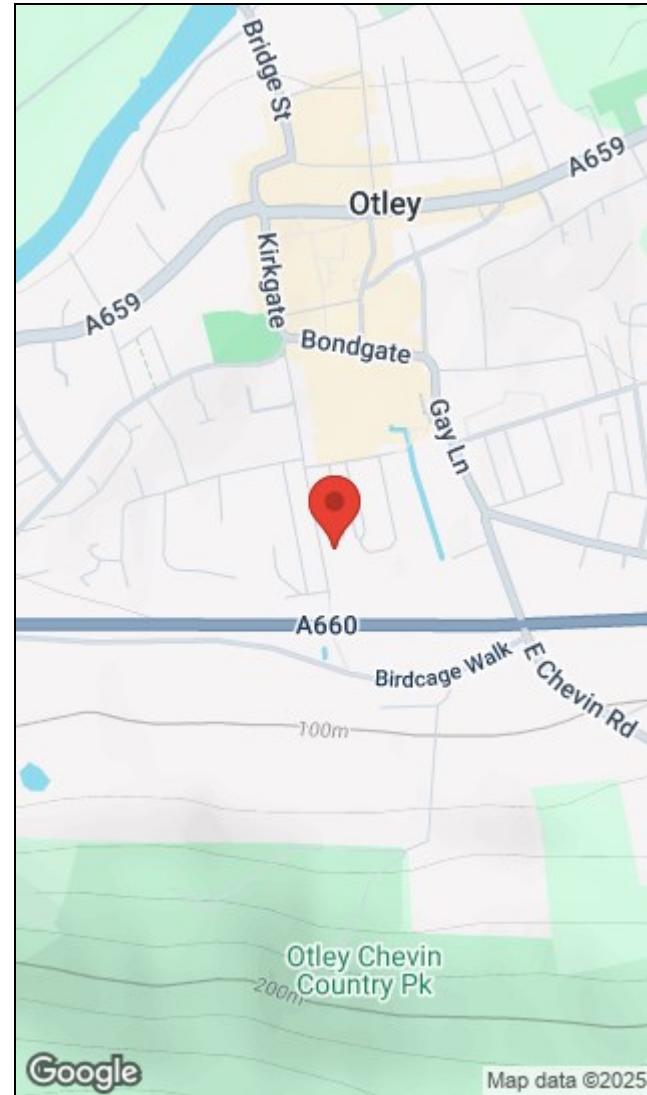


### 3 WESTCROFT, STATION ROAD

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. (ID 772933)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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