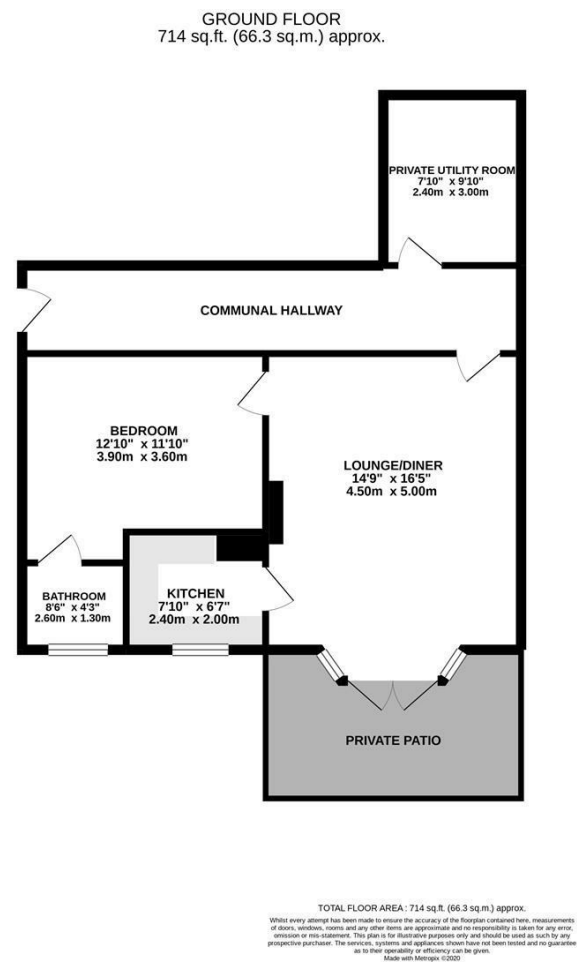


HARDISTY AND CO



This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co – Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Chevin Hall
West Chevin Road LS21 3DJ

£550 PCM
1 BEDROOM APARTMENT

hardistyandco.com

AVAILABLE NOW | FURNISHED OR UNFURNISHED | DEPOSITS APPLY | PROPERTY TO REMAIN ON THE SALES MARKET THROUGHOUT THE TENANCY | Wow! Such a BEAUTIFUL LOCATION on the outskirts of Otley boasting FABULOUS FAR REACHING VIEWS from it's elevated position. LARGE ONE bed., LOWER GROUND FLOOR APARTMENT comprising GENEROUS LOUNGE/DINER with PRIVATE PATIO, FITTED KITCHEN., GREAT SIZE DOUBLE bed., ENSUITE BATHROOM & separate large private UTILITY ROOM! Otley offers EXCELLENT AMENITIES, SCHOOLS, BUS ST., & ROAD LINKS & has WONDERFUL COUNTRYSIDE WALKS & BIKE RIDES on your doorstep!! Sitting in well tended COMMUNAL GARDENS, extra external storage room/utility & with ALLOCATED PARKING this one must be seen at your earliest convenience! NO PETS, EPC - D

INTRODUCTION
This apartment is in such a beautiful setting and forms part of this sought after, Grade II listed Victorian Chevin Hall. Offering generous space on the lower ground floor located on the outskirts of the Market Town of Otley, close to its excellent amenities, schools, bus station and road links. Train stations at Guiseley & Menston are nearby too for those needing to commute. The apartment forms part of a grand building and sits in beautifully landscaped and extensive gardens. There is a private front courtyard space, accessed from the Lounge/Diner via French doors. The property also benefits from an allocated parking space. Comprises, large lounge/diner which is a lovely, light and airy space with modern flooring and feature marble fireplace housing a gas fire. Separate kitchen with a Shaker style range of units and integrated electric oven, gas hob and extractor over. The double bedroom is a great size with access to an en-suite bathroom with shower over the bath. This home is a real treat.

LOCATION
The property is situated in a select part of Otley, a thriving historical market town surrounded by picturesque Wharfedale countryside. The town centre is within easy reach and provides an extensive range of shops, restaurants and recreational facilities, with schools of high repute also nearby. The commercial centres of Leeds, Bradford, Harrogate and York are within commuting distance either by car, the bus station or nearby rail service. For those requiring to travel further afield Leeds Bradford International Airport is only a short drive away.

HOW TO FIND THE PROPERTY
From Hardisty and Co Otley, proceed out of Otley via the Market Place and Kirkgate. At the traffic lights turn into Westgate and follow the road around into Bradford Road. Before reaching the main roundabout, turn left into West Chevin Road, continue up the hill and take the second turning on the left. The driveway forks and you need to take the right hand fork. Our For Sale board will be located at the end of the road. Post Code - LS21 3DJ.

HOLDING FEE & DEPOSIT
On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

ACCOMMODATION
GROUND FLOOR
COMMUNAL ENTRANCE HALL
With stairs down to ...
LOWER GROUND FLOOR
LOUNGE/DINER



16'5 x 14'9
A fabulous size light and airy space with French doors out to a private patio area (this door can be used as a further access too). The room has wood effect flooring, recessed spotlighting and feature ornate marble fireplace housing a gas fire. Ample space for dining table and chairs.

KITCHEN



7'10 x 6'7
A modern fitted kitchen with Shaker style wall, base and drawer units with complementary worksurfaces. Integrated electric oven with gas hob and extractor over. Space for a fridge freezer, stainless steel sink and drainer with mixer tap and tiling to splashbacks. Recessed spotlighting.

MASTER BEDROOM



12'10 x 11'10
A great size double bedroom giving access to the ...

ENSUITE BATHROOM



8'6 x 4'3
The bathroom is fully tiled and has a large corner bath with shower over, pedestal wash hand basin and WC. Vanity unit above sink and window to the rear elevation. Modern vinyl flooring.

UTILITY ROOM



9'10 x 7'10
Providing ample useful storage with extractor fan, one and a half bowl sink with side drainer, plumbing for a washing machine and tumble dryer. This space is private and lockable with a fire door.

OUTSIDE



There is private access to the front with the private courtyard offering space for garden seating, BBQs, potted plants etc. The patio is accessed from the French doors in the Lounge/Diner. Private steps lead to the further extensive communal gardens. There is an allocated parking space too!

BROCHURE DETAILS
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	