



37 Adlington House, Bridge Street, Otley LS21 1FQ
Asking Price Of £345,000





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BEAUTIFUL 2 DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH FRENCH DOORS OUT TO A PRIVATE BALCONY OFFERING PICTURESQUE VIEWS OVER THE RIVER WHARFE, LOCATED WITHIN THIS HIGHLY REGARDED RETIREMENT COMPLEX DESIGNED EXCLUSIVELY FOR THE DISCERNING MATURE PURCHASER

This fine 2nd floor apartment is located within the highly regarded Adlington House, close to the centre of Otley & offering some fantastic views. The apartment is ready to move straight into & includes a modern fitted kitchen with built in appliances, a sitting room with a dining area & French doors out to a private balcony. There are 2 double bedrooms, 1 with an en-suite wet room & a luxurious house bathroom. The residents benefit from having 24 hour on site support, use of the elegant table service restaurant, on site hairdressers, beautiful sitting areas inside & out, internal mobility scooter store with electric charging facilities & much much more. Viewings are strictly by appointment.



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 a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with ELECTRIC RADIATORS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

ADLINGTON HOUSE ENTRANCE Secure locked outer door with video entry system to the flats and the Managers office which is directly opposite the entrance. Lift access to each floor as well as stairwells to each floor.

PRIVATE ENTRANCE HALLWAY Spacious welcoming hallway with a large store cupboard off which also provides plumbing for a washing machine and a further double cloaks cupboard. Access to the following rooms:

SITTING AND DINING ROOM 20' 3" x 11' 11" (6.17m x 3.63m) A fabulous light and airy reception room having two large windows and French doors to the balcony with fabulous views out over Otley Bridge and the River Wharfe. Focal fireplace with an electric fire inset and a radiator.

KITCHEN 9' 4" x 6' 8" (2.84m x 2.03m) Beautifully appointed with a modern range of wall and base units having work surfaces over and a sink unit inset. The kitchen is fully integrated with a fridge-freezer, dishwasher, microwave, an electric oven and an electric hob with an extractor hood over.

BEDROOM 1. 12' 10" x 10' 1" (3.91m x 3.07m) Fitted mirror fronted wardrobe, a radiator and a window with lovely views over the River Wharfe.

EN-SUITE Smart modern designed wet room having a walk in shower with a built in seat and side screen, a low level w.c and a wash hand basin. The wet room is stylishly complemented by fully tiled walls, has a heated towel rail and an extractor fan.

BEDROOM 2. 14' 4" x 9' 8" (4.37m x 2.95m) Radiator and a window with lovely views over the River Wharfe.

BATHROOM W.C Stunning house bathroom, beautifully appointed and complemented by fully tiled walls and fitted with a striking modern three piece suite comprising a bath with a shower and screen over, low level w.c and a wash hand basin. Heated towel rail and an extractor fan.

COMMUNAL GARDENS & RESIDENTS CAR PARKING The apartments benefit from standing within immaculate landscaped gardens with soft and hard areas, benches and a lovely selection of shrubs, bushes and trees surrounding. A residents car park is found to the rear elevation.

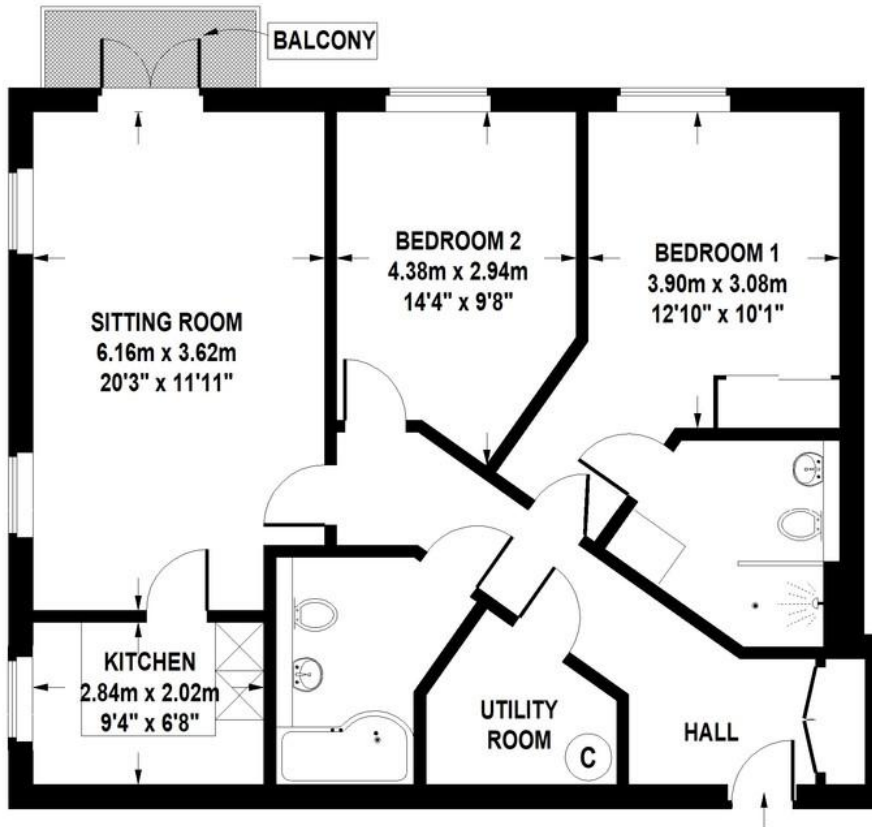
ADLINGTON HOUSE FACILITIES

- * Elegant Table Service Restaurant
- * Beautifully Appointed Lounge & Outdoor Patios
- * Activities & Craft Room
- * Spa Suite
- * Hairdressing Salon
- * Internal Mobility Scooter Store with Electric Charging Facilities
- * Fully Furnished Guest Suite with En-Suite, TV and Tea/Coffee Making Facilities
- * Lifts To All Floors
- * Private Residents Parking
- * Landscaped Gardens

TENURE & CHARGES We are advised that the property is Leasehold with the remainder of the 125 year lease which commenced in 2016 passed to the new owner. All residents living at Adlington House contribute to the service and well being charges. A high level of care, support and services on offer to enhance quality and enjoyment of life are what make Adlington different. This property has a service charge of £173.44 per week which is to provide services such as communal cleaning and maintenance, external window cleaning, water and sewage, buildings insurance and estate management. They also enable MHA to have someone on duty 24 hours every day in case of emergency, working in tandem with a discreet emergency call system installed in each apartment and includes the provision of a daily restaurant service which enables homeowners to enjoy a delicious three course meal at a nominal cost of approximately £3 per person. In addition the apartments pay a ground rent charge based on the number of bedrooms, with this property paying £1,634.15 per annum. More information and full details of all charges including sinking funds etc are available from MHA online at https://www.mha.org.uk/files/2016/0373/0600/Adlington_House_Otley_-_Key_Facts_for_Leaseholders_October_2020_-_Version_1.pdf

COUNCIL TAX 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.

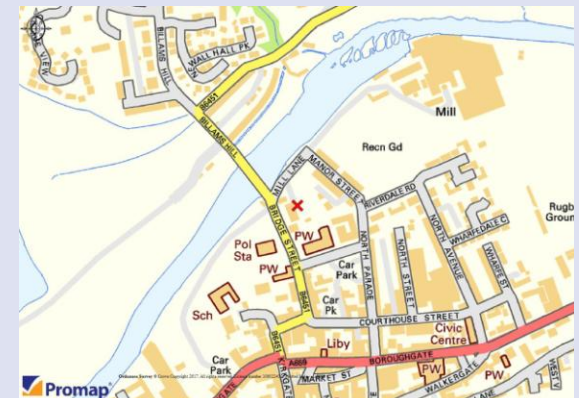




37 ADLINGTON HOUSE

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 809707)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.