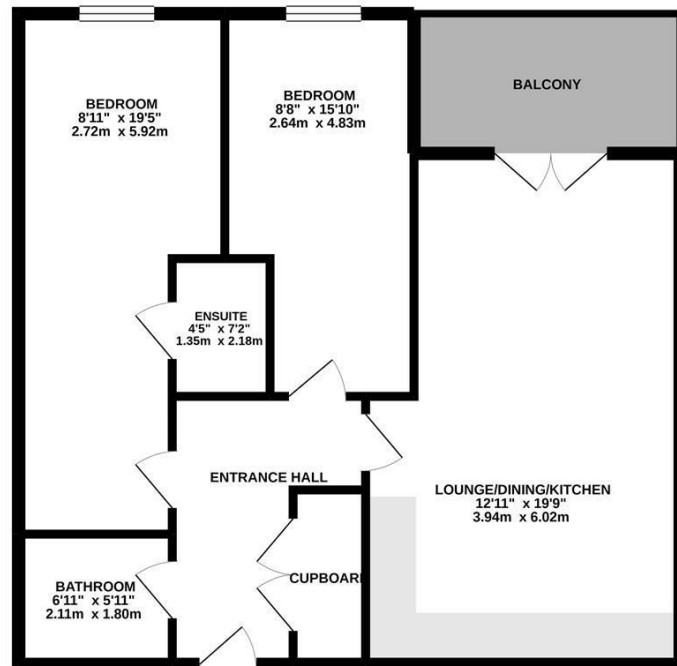


# HARDISTY AND CO

GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with blueprints 10/20

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



Garnett Mill  
Mill Way LS21 1FU

£950 PCM  
2 BEDROOM APARTMENT

hardistyandco.com



AVAILABLE 17th DECEMBER | UNFURNISHED | DEPOSITS APPLY | WITH BALCONY OVERLOOKING THE RIVER WHARFE - Superb apartment on sought after Garnett Wharfe in Otley, a short walk from amenities & transport links. Second floor with lift, stunning views over the river, beautifully finished & spacious. Entrance hall with storage, contemporary living kitchen with balcony, TWO DOUBLE BEDROOMS, the master en-suite & with fitted wardrobes, plus a house bathroom. SECURE UNDERGROUND PARKING SPACE. We expect a high level of attention, call now to ensure you do not miss out! EPC - TBC Sorry NO PETS.

#### INTRODUCTION

A beautifully finished apartment situated on the much sought after Garnett Wharfe development in Otley, close to excellent schooling, a short walk from local amenities and transport links. This second floor apartment boasts stunning views over the river and offers spacious accommodation throughout. In brief the property consists of; entrance hall with handy storage, contemporary living kitchen with balcony which overlooks the river, two large double bedrooms, the master has fitted wardrobes and own en-suite and a house bathroom. Outside this home has the added benefit of underground secure parking for one car. These types of apartment do not come around very often, and we expect a high level of attention, call now to ensure you do not miss out!

#### LOCATION

The new development of Garnett Wharfe is set within reach of Otley town centre and all local amenities. Set in a convenient location with walks alongside the river and through the park which has a children's safe play area. Schools for all ages are close by. Otley

itself is a thriving market town surrounded by the picturesque Wharfedale countryside, providing an extensive range of shops, schools, restaurants and recreation facilities. Harrogate and the commercial centres of Leeds and Bradford are within comfortable daily commuting distance either by car, bus or nearby rail services. For those wishing to travel further afield the Leeds / Bradford International Airport is only a short drive away.

#### HOW TO FIND THE PROPERTY

From our office exit along Boroughgate go through the traffic lights towards Cross Green until the road becomes Pool Road. Turn left on to Mill Way, down the winding access road and the property can be found on the right hand side. Post Code: LS21 1FU.

#### 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

From the communal entrance take the lift to second floor.

#### PRIVATE ENTRANCE HALL

Entrance door leading into the hallway with neutral decor and wood effect floor. Useful storage cupboard. Door into...

#### LIVING/DINING KITCHEN 19'9" x 12'11"

Such a lovely room with wood effect floor and neutral decor continuing from the hallway. The kitchen area is clearly defined and fitted with grey gloss finish wall, base and drawer units with concealed lighting and marble effect work-surfaces. Integrated double oven and grill, four ring Induction hob and extractor over. Integrated fridge/freezer, dishwasher and washer/dryer. The living space again is clearly defined, ideal for a comfy sofa, dining table and chairs etc. French doors open out onto the balcony.

#### BALCONY

Such a fabulous addition and what a view! Sit with a glass of something chilled on your private balcony and admire the river flowing below, very special indeed!

#### BEDROOM ONE

##### 19'5" x 8'11"

A wonderful spacious bedroom with pleasant decor theme. Bright and airy with a lovely view from the window. Fitted wardrobes with sliding mirror fronted doors provide good hanging and storage space. Door into...

#### EN-SUITE

##### 4'5" x 7'2"

Fitted with a modern suite comprising shower cubicle with thermostatic shower control, wash hand basin with mixer tap and W.C. Half tiled in smart ceramics, wood effect floor. Shaver point & heated towel rail. Fitted mirror.

#### BEDROOM TWO

##### 8'8" x 15'10"

A good double with neutral decor and super view of the river.

#### BATHROOM 6'11" x 5'11"

Fitted with a modern suite comprising panel bath, pedestal wash hand basin and a W.C. Half tiled. Inset ceiling spotlights. Wood effect floor. Fitted vanity mirror. Heated towel rail.

#### TO THE OUTSIDE

The balcony provides a tranquil spot to enjoy the river views. Secure & allocated space within the car park underground.

#### BROCHURE DETAILS

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

