

Wharfedale Hall

Wharfedale Drive

- Video tour available upon request!
- Large 3 bed. duplex apartment.
- Sought after Listed development.
- Two high gloss fitted kitchen.
- Versatile living space. EPC - C

EPC Rating C

Wharfedale Hall

Wharfedale Drive

A rare opportunity indeed! Beautifully presented Duplex apartment offering luxury and style throughout including two high gloss kitchens, Villeroy & Boch bath/shower rooms & quality fitted furniture. Sited on the first & second floors with stunning long distance views & in this sought after location over the river, close to amenities, schools, great commuter links & with delightful countryside on your doorstep too! Versatile accommodation, briefly comprising, entrance hall with lots of fitted storage, large lounge/diner with dual aspect & study area, generous high gloss fitted kitchen, luxury bathroom, two double beds., Master with en suite & a further fitted kitchen. Upstairs is an impressive large bedroom suite with balcony off the bedroom, dressing room & en suite shower room. So many options here, upstairs ideal for a teenager/guest suite with use of the second kitchen downstairs! Allocated parking for two cars. EPC - C



INTRODUCTION

A rare opportunity to acquire this beautifully presented Duplex apartment (first and second floor) situated in the former Wharfedale Hospital site in Otley, close to excellent schooling, local amenities and travel links. This stunning Grade II Listed building and surrounding area was converted into fabulous homes by the PJ Livesey Group in 2015, winning the "Bricks Award" for best re-development/conversion in the country at the time. You can be assured of quality from top to bottom; with stunning character features including the grand staircase on entrance, Villeroy & Boch bathroom suites, spacious well finished rooms and high quality fixtures and fittings throughout. This apartment really does tick all the boxes and even benefits from lift access, gas central heating and combination boiler! Comprises, entrance hall with ample storage cupboards, spacious, dual aspect lounge with stunning views, stylish, high gloss fitted kitchen with integrated appliances, two large double bedrooms on one floor, master with luxury en-suite shower room, a further kitchen with the same styling as the first and a luxurious family bathroom. Upstairs there is a fabulous large bedroom suite with dressing space, en-suite facilities and a large balcony off the bedroom. The upstairs space would be ideal for anyone that has older children or relatives that may want added privacy and could be well served by the second kitchen. Outside the property enjoys wonderfully

manicured communal gardens, allocated parking for two cars and secure bike storage. Homes such as this are rare to the market, and we are sure there will be a high level of interest. For further information or to secure your viewings slot, call Hardisty and Co today!

LOCATION

Wharfedale Drive is situated in a popular and sought after residential neighbourhood to the north of the River Wharfe, located within reach of Otley town centre and all local amenities. Otley itself is a thriving market town surrounded by picturesque countryside, and provides an extensive range of shops, schools, restaurants and recreation facilities. Harrogate and the city 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 ten minutes drive away.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS21 2FD.

ACCOMMODATION

GROUND FLOOR

Communal entrance door to ...

COMMUNAL ENTRANCE HALL

With secure intercom entry, grand stone staircase and lift up to the first floor. There is also communal entrance to the rear of the property.

FIRST FLOOR



PRIVATE ENTRANCE HALL

With useful fitted storage, intercom entry system, staircase up to the second floor and doors to ...

LOUNGE/DINER

17'4" x 17'11"

A fabulous, light and airy space flooded with natural light from the large feature arched, sash windows to the front elevations providing lovely long distance views across to the Chevin! Dual aspect also gives a pleasant outlook to the side elevation. Impressive feature fireplace and hearth. There is ample dining space and a useful study area just off if required.

KITCHEN

16'2" x 6'3"

A modern, grey high gloss fitted kitchen with quality quartz work surfaces and upstands. Inset sink and drainer with mixer tap and waste disposal and numerous integrated appliances including, a Neff electric oven, four point gas hob, canopy over, tall fridge freezer, dishwasher and Neff microwave. Tiled floor and again, lots of natural light from the dual aspect to the side and front elevations.

BATHROOM

7'9" x 6'5"

A modern, stylish 'Villeroy & Boch' quality fitted bathroom, fully tiled to walls and floor and incorporating a bath with shower attachment, basin with mixer tap and WC. Full wall mirror, heated towel rail and recessed spot lighting.



BEDROOM ONE

11'6" x 15'3"

Large master bedroom with pleasant outlook to the rear from the large windows, lovely high ceiling and fitted furniture with sliding panelled doors. Door to ...

LUXURY ENSUITE SHOWER ROOM

7'10" x 4'2"

Again, Villeroy & Boch fixtures and fittings and including a large shower enclosure with thermostatic shower over, basin with mixer tap and WC. Fully tiled to walls and floor, shaver point, recessed spotighting and ventilation system. Large window to the side elevation.

BEDROOM TWO

11'7" x 10'4"

A comfortable sized double bedroom with lots of natural light from the two windows overlooking the rear elevation and the high ceiling gives a real feeling of space!

KITCHEN TWO

9'2" x 6'6"

So useful, allows separate space and is fitted in much the same way as the main kitchen with quartz worksurfaces and upstands, integrated fridge freezer, plumbing for a washing machine and with an integrated electric oven. Inset sink and drainer with mixer tap and window to the side elevation. (originally the Utility).

FIRST FLOOR

LANDING

Offering superb fitted storage and with doors to ...

BEDROOM THREE

11'7" x 10'4"

Another comfortable double bedroom with access out to a balcony of similar dimensions, which is timber decked and part covered, where you can sit out and enjoy the stunning long distance views all year round!

LUXURY ENSUITE SHOWER ROOM

8'2" x 4'4"

With Villeroy & Boch fixtures and fittings and incorporating a generous shower enclosure with thermostatic shower, basin with mixer tap and WC. Fully tiled to walls and floor, heated towel rail, sink to ceiling mirror and ventilation system.

DRESSING ROOM

8'1" x 4'4"

A generous, useful space offering great versatility.

OUTSIDE

The property sits in well tended communal gardens and you can find a secure bike storage shed to the front along with two allocated parking spaces.

LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

Length of Lease is 250 years starting 2015 so there are 244 years remaining. Ground Rent £250 per annum and Maintenance charge of £740 per quarter. Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

BROCHURE DETAILS

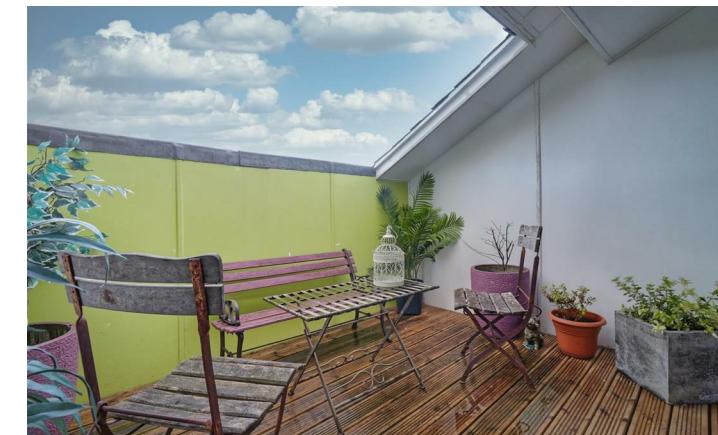
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

ADDITIONAL SERVICES

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contractors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

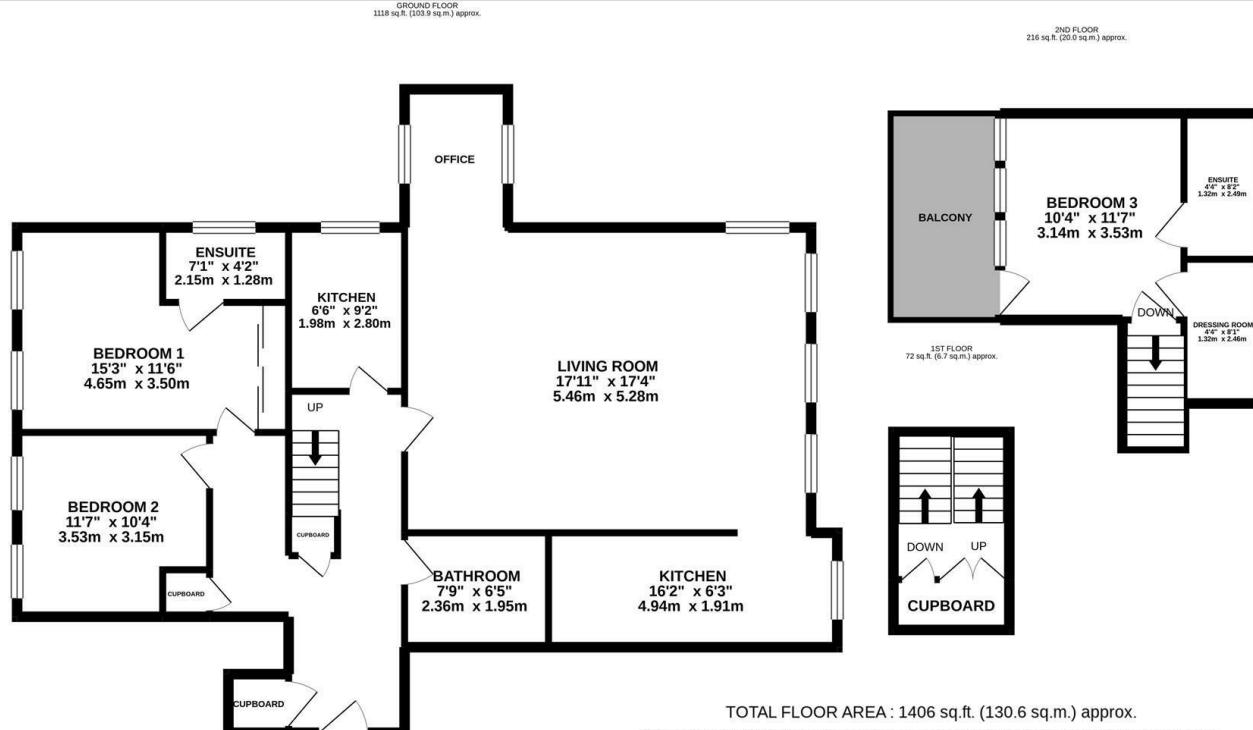
MORTGAGE SERVICE

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 01943 468999 option 3.



Otley

Wharfedale Drive



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B			78	78
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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 & Co - Agents note:

None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. 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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