

FOR SALE

£100,000 Leasehold



Flat 3, 38 Boroughgate House, Otley, West Yorkshire . LS21 1AE

- For Sale by Modern Auction - T & C's Apply
- One Bedroom Spacious Top Floor Apartment
- Situated Within Grade II Listed Building
- Lounge - Dining Kitchen
- Electric Heating - Quality Modern Fixtures & Fittings Throughout
- Town Centre Location - Close to Amenities
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction



PROPERTY DESCRIPTION

Starting Bids £100,000

Beautifully presented and spacious top floor apartment, situated within a Grade II Listed Georgian building in the conservation area of Otley. Located in the Town Centre, it is ideally placed for amenities including the local range of quality shops and restaurants. The building has been renovated into seven apartments all boasting quality modern fixtures and fittings throughout, yet retaining some character and charm.

Briefly comprises; entrance with stairs up to the living accommodation, spacious living room, dining kitchen, double bedroom and quality shower room.

Ideal for First Time Buyer or Investor. Council tax band B, Internal viewing is essential to appreciate the accommodation on offer.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 18 mbps, Superfast 267 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The successful buyer will pay £395.00 including VAT for this pack which you must view before bidding. You do not pay just to view the pack, only if you are the successful bidder. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the Starting Bid service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



ROOM DESCRIPTIONS

Entrance

Entrance door. Stairs up to the living accommodation.

Living Room

Two sash windows. Electric wall heater, television point and laminate floor. Exposed beams.

Dining Kitchen

Range of white base and wall units having a complementary quartz work surface over. Electric oven and induction hob. Built in fridge and washing machine. Electric wall heater, laminate floor and sash window. Exposed beams. Cupboard housing hot water cylinder.

Bedroom

Two sash windows to the front and Velux window. Electric heater and exposed beams.

Shower Room

2 piece suite in white comprising of vanity sink unit and back to wall pan w.c. Step in shower unit with mains shower over. Part tiled walls and chrome heated towel rail.

Agent's Notes:

Please be aware that this property is leasehold and has the remainder of a 999 year lease that was created on 1st January 2022.

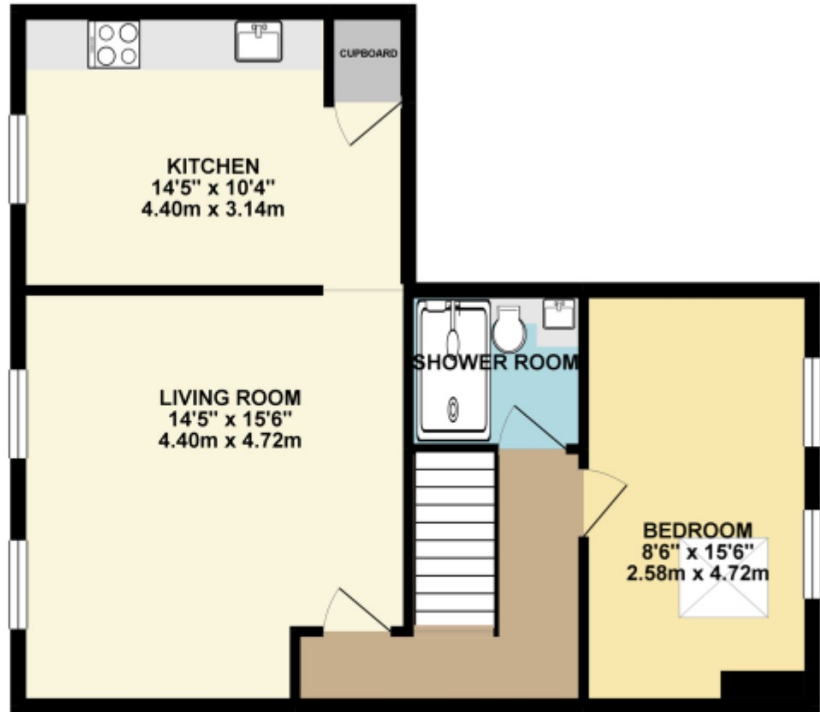
All owners will have a share in a limited company that will be created upon completion of the sale of all seven apartments. This maintenance charge for this year is £779.99p. It is a peppercorn ground rent.

FLOORPLAN & EPC

FIRST FLOOR



SECOND FLOOR



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

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