




- Penthouse Apartment
- Spacious Living & Dining Room
- High End German Kitchen
- Master Bedroom with En-Suite

Flat 12, The Old Chapel, Station Road, Otley, LS21 3FB

A lovely bright penthouse apartment in a converted chapel, with two double bedrooms, one of which has an en-suite shower room, spacious living/dining room with balcony, high specification German kitchen, utility room, large storage area and spacious bathroom. The apartment also has two allocated, enclosed remote-gated parking spaces. Unfurnished. EPC Rating: D



£1,100 pcm



The property, with underfloor electric heating, solar powered remote opening double glazing and approximate room sizes comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

With stairs and a lift to the upper floors.

TOP FLOOR

ENTRANCE VESTIBULE

With video entry phone and recessed LED light.

HALL

13' 9" x 3' 4" (4.19m x 1.02m) Having high quality oak laminate flooring, recessed LED lighting and a telephone point.

UTILITY ROOM

6' 9" x 3' 10" (2.06m x 1.17m) With a stacked washing machine and tumble dryer and tiled floor.

LARGE STORAGE AREA

Accessed off the utility room there is a large storage area. Please note this area has restricted height.

LIVING & DINING ROOM

25' 2" x 11' 7" + door recess" (7.67m x 3.53m) The bright spacious living room has high quality oak laminate flooring, Velux windows to both sides with remote controlled solar powered openers and integral blinds, and television and telephone points. There is also access to a balcony with panoramic views over Otley and Almscliffe Crag beyond.





KITCHEN

11' 6" x 6' 9" (3.51m x 2.06m) The high specification German Siematic kitchen is fitted with a range of pale grey base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. The integrated appliances comprise a large built-in fridge, under counter freezer, dishwasher, single fan oven and combination oven & microwave plus a large warming drawer. There is also a ceramic hob with a stainless steel telescopic cooker hood over. Two Velux windows with remote controlled solar powered openers.

BEDROOM ONE

13' 9 max" x 11' 11 to wardrobe" (4.19m x 3.63m) With high quality oak laminate flooring, two Velux windows with remote controlled solar powered openers and integral blinds, a built in wardrobe, built-in storage to the eaves, recessed LED lighting and television and telephone points.

EN-SUITE SHOWER ROOM

5' 3" x 5' 3" (1.6m x 1.6m) Fitted with a shower cubicle, wall hung w.c. and a vanity unit with wash basin. There is also a heated towel rail, shaver point, mirror-fronted cabinet and recessed LED lighting. Fully tiled walls and floor.

BEDROOM TWO


13' 6 max" x 11' 0" (4.11m x 3.35m) Having built-in storage to the eaves, high quality oak laminate flooring, two Velux windows with remote controlled solar powered openers and integral blinds, recessed LED lighting and a television point.

BATHROOM

9' 1" x 6' 9" (2.77m x 2.06m) The lovely bright bathroom is fitted with a white suite comprising a panelled bath, shower cubicle, vanity unit with wash basin and wall-hung w.c. There is also a heated towel rail, mirror-fronted cabinet and two Velux windows with remote controlled solar powered openers. Fully tiled walls and floor.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

PARKING

The property has two allocated enclosed remote-gated parking spaces, one of which is covered.

COUNCIL TAX

Band D.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated, in this instance the initial term would be TWELVE months. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

PAYMENTS

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements