



Asking Price £125,000

- One double bedroom first floor apartment
- Part of a prestigious period Grade II Listed building
- Ample loft storage
- Offered with a garage and additional parking space
- Enjoying south facing views towards Otley Chevin
- Located within walking distance of Otley town centre
- **NO ONWARD CHAIN**

Apartment 4, Newall Hall, Newall Hall Park, Otley, LS21 2RD

A most impressive and elegant one double bedroom first floor apartment set in this stunning Grade II Listed period residence with communal garden, garage and parking available. EPC Rating E.

The Estate Office, 2-4 Bondgate, Otley, LS21 3AB
Tel: 01943 463321 Email: otley@dacres.co.uk

dacres.co.uk   



Apartment 4, Newall Hall, Newall Hall Park, Otley, LS21 2RD

Bradford 11 miles, Leeds 12 miles, Harrogate 12 miles (all distances approximate)

General remarks

A unique opportunity to acquire an elegant apartment of considerable charm featuring a generous sized lounge, high ceilings, attractive sash windows, shutters and ornate

plasterwork/cornicing to the communal areas. Facing south with delightful views towards Otley Chevin, the apartment enjoys an impressive communal reception hall approach and has a gas fired heating system.

Newall Hall Park is regarded as a most popular residential area located just north of the river. It is within easy walking distance of not only the town centre but also Wharfemeadows Park and excellent local amenities. The active market town of Otley offers excellent shopping and recreational facilities and is within comfortable daily commuting distance by car or rail (via nearby Menston with bus links) into Yorkshire's key commercial centres

including Leeds, Bradford, Harrogate, York and beyond. There is the Leeds/Bradford International Airport at nearby Yeadon.

Directions

Proceed out of Otley in a northerly direction crossing the River Wharfe. Take the second turning on the right onto Newall Hall Park where Newall Hall which will be approached via double entrance iron gates and an impressive stone pillared front entrance to the communal reception hall.

Local authority

Leeds City Council 0113 222 4444

Thinking of selling?

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our Yorkshire offices we can arrange a Market Appraisal through a national network of quality and specially selected independent estate agents.

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Please note that the property it now unfurnished.

Ref: OTLI60097/TJU.EJM/17.05.19(1)

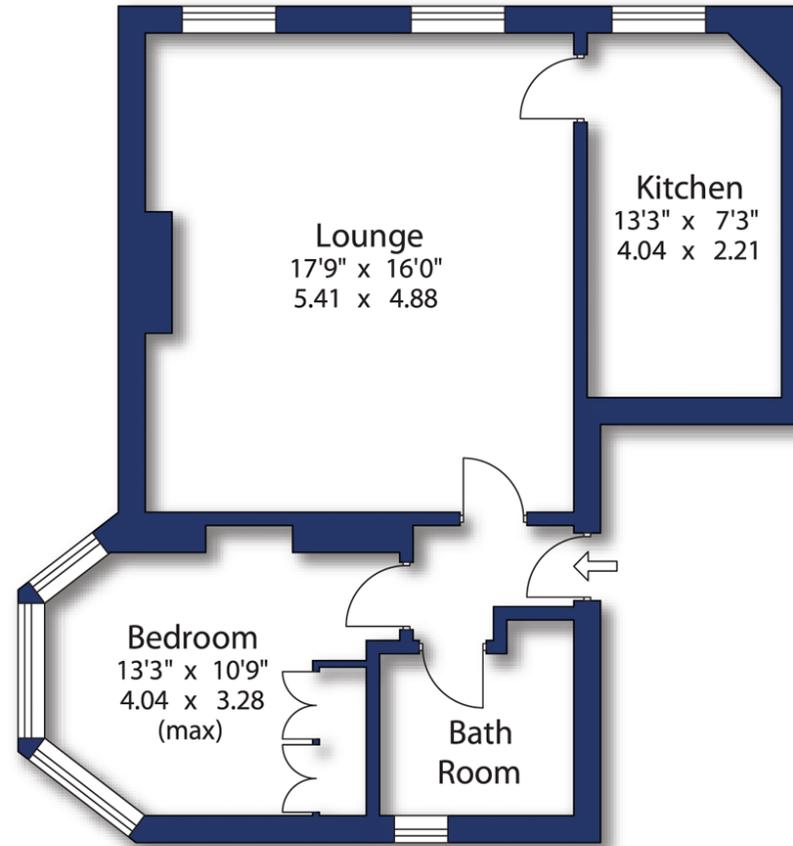


ARRANGE A VIEWING



Call 01943 463321 or email
otley@dacres.co.uk

Floorplans



First Floor

© Dacre, Son & Hartley


 Purely Mortgage
 Consultants
 01274 515 763


 Dacres Surveys
 Call for a quote
 01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E	43	60
	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		EU Directive 2002/91/EC	