



45 Adlington House, Otley LS21 1FQ

Asking Price Of £270,000





45 Adlington House

Bridge Street,
Otley LS21 1FQ

IN A FAVOURABLE POSITION WITHIN THIS HUGE POPULAR DEVELOPMENT IS THIS IMMACULATELY PRESENTED TWO BEDROOMED APARTMENT WITH A SOUTHERLY FACING BALCONY.

With lift access, this stunning apartment is located on the second floor of the highly regarded Adlington House, specifically designed for residents aged 65 and upwards and benefiting from the fantastic amenities on offer for the residents, this well appointed and spacious apartment is a particularly fine example of the beautiful accommodation on offer. The property benefits from a spacious hallway with excellent store room and cupboard space, a master bedroom with en suite shower room, a second toilet, good sized second bedroom, and completed by a lovely light and spacious sitting room with ample space for dining, and a separate kitchen fully fitted with integrated appliances. Opening out from the sitting room is the southerly facing balcony giving a lovely outside sitting area.



The residents benefit from having 24 hour on site support, use of the elegant table service restaurant, on site hairdressers, beautiful sitting areas inside & out, internal mobility scooter store with electric charging facilities & much much more. Viewings are strictly by appointment.

The accommodation with ELECTRIC RADIATORS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

ADLINGTON HOUSE ENTRANCE Secure locked outer door with video entry system to the flats and the office which is directly opposite the entrance. Lift access to each floor.

PRIVATE ENTRANCE HALLWAY Spacious entrance hallway having a large storage cupboard (8'10 x 4'1) housing the hot water cylinder and the fuse boxes, together with a further linen cupboard providing plumbing for a washer.

SITTING ROOM AND DINING AREA 22' 9" x 11' 3" maximum (6.93m x 3.43m) A lovely reception room having French doors out to the southerly facing rear balcony. The room itself has a focal fireplace with an electric fire inset and a radiator.

KITCHEN 10' 3" x 7' 11" (3.12m x 2.41m) Smart modern kitchen, fully integrated including a built in fridge-freezer, microwave, electric oven and hob together with a dishwasher. Stylish cream shaker styled kitchen fronts with work surfaces over and a sink unit inset. uPVC window.

BEDROOM 1. 14' 6" x 8' 9" (4.42m x 2.67m) Built in mirror fronted wardrobe, a radiator and a uPVC window looking over the rear gardens.

EN-SUITE Smart modern designed wet room having a walk in shower with a side screen, a low level w.c and a wash hand basin. The wet room is stylishly complemented by fully tiled walls, has a heated towel rail and an extractor fan. As well as a door to the bedroom there is a further door to the hallway.

BEDROOM 2. 14' 6" x 10' 8" maximum (4.42m x 3.25m) A radiator and a uPVC window looking over the rear gardens.

SECOND TOILET Valuable second toilet facility having a wash hand basin, low level w.c and tiling to the walls.

ADLINGTON HOUSE FACILITIES

- * Elegant Table Service Restaurant
- * Beautifully Appointed Lounge & Outdoor Patios
- * Activities & Craft Room
- * Spa Suite
- * Hairdressing Salon
- * Internal Mobility Scooter Store with Electric Charging Facilities
- * Fully Furnished Guest Suite with En-Suite, TV and Tea/Coffee Making Facilities
- * Lifts To All Floors
- * Private Residents Parking
- * Landscaped Gardens

TENURE We are advised that the property is Leasehold with the remainder of the 125 year lease which commenced in November 2016 passed to the new owner. All residents living at Adlington House contribute to the service and well being charges. A high level of care, support and services on offer to enhance quality and enjoyment of life are what make Adlington different. This property has a service charge of £707.63 per month which is to provide services such as communal cleaning and maintenance, external window cleaning, water and sewage, buildings insurance and estate management. They also enable MHA to have someone on duty 24 hours every day in case of emergency, working in tandem with a discreet emergency call system installed in each apartment and includes the provision of a daily restaurant service which enables homeowners to enjoy a delicious three course meal at a nominal cost of approximately £3.00 per person. In addition the apartments pay a ground rent charge based on the number of bedrooms, with this property believed to be currently paying around £1500 per annum (01/01/20 to 31/12/20), but confirmation is awaited. More information is available from Gladman Care Homes Limited.

COUNCIL TAX Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

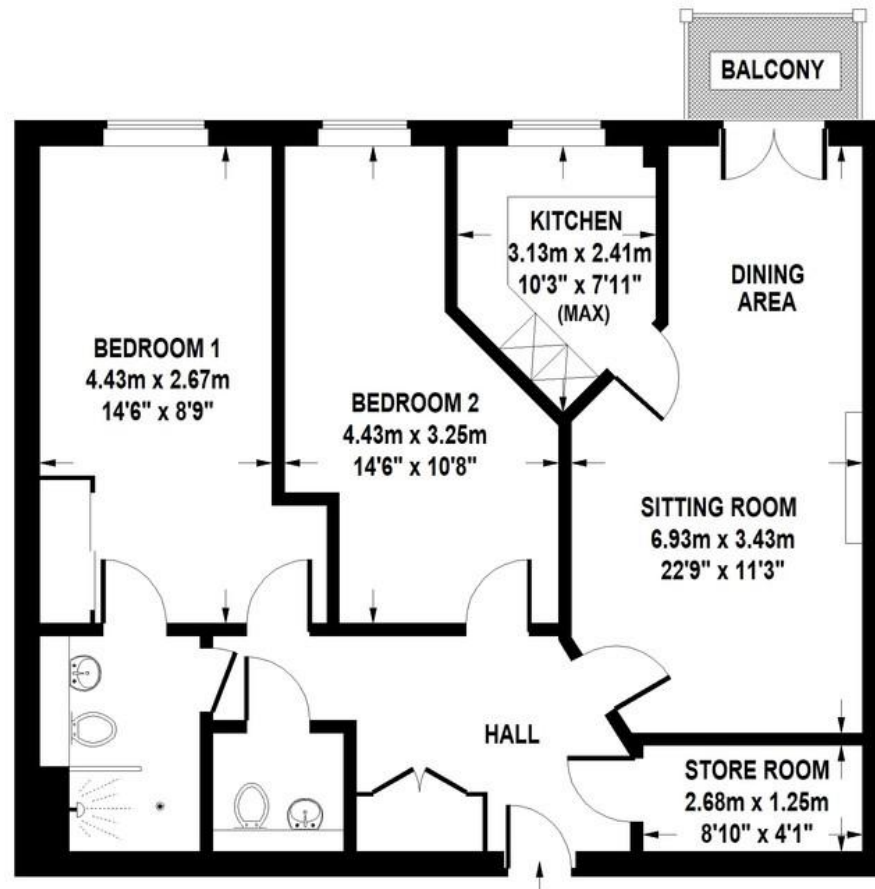
MONEY LAUNDERING REGULATIONS To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ, we are open 7 days a week.

OUR OPENING HOURS ARE:

Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm & Sunday: 11.00am - 3.00pm



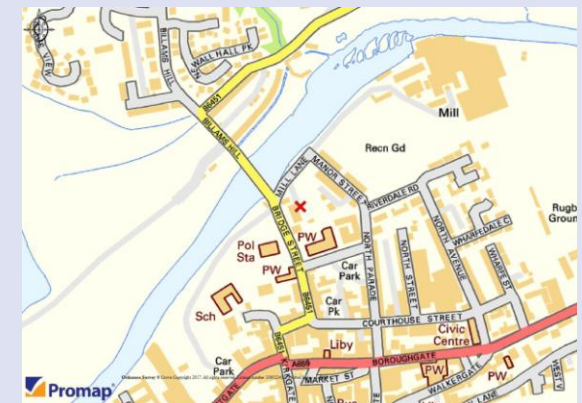
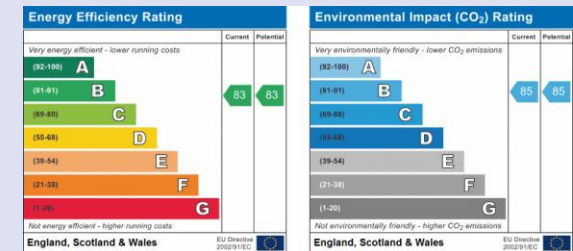


45 ADLINGTON HOUSE

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 625572)



**Dale
Eddison**

OTLEY OFFICE

52-54 Kirkgate

Otley

LS21 3HJ

01943 465465

otley@daleeddison.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.