



David  
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## 1 Brooklands Court

Otley, LS21 1FP

- Very Large Ground Floor Apartment of Considerable Charm
- Three Reception Rooms plus Home Office/Store
- Enclosed Front Walled Garden and Good-Sized Rear Patio
- Three Allocated Car Parking Spaces
- High Energy Performance Certificate (EPC) rated B
- Suitable For Retirement With Live In House Carer Space
- Three King-size Bedrooms and Two Bathrooms
- Generous Cellar with ample storage space
- Near Town Centre Location, close to Wharfe Meadows Park
- Council Tax Band- D

£495,000







## Property Description

### DESCRIPTION

Please view our 3D virtual tour presenting a rare opportunity to acquire this stunning and extremely spacious apartment, forming the ground floor of an imposing Edwardian detached Property, built originally in 1903 as a doctor's surgery and residence now located on a gated cul-de-sac in Otley Town centre with the advantages of onsite allocated parking spaces for three cars plus an additional rear patio garden as well as an enclosed front walled garden. From the front door into a welcoming hall there is the home office/store and Jack and Jill shower room, en-suite to bedroom two. The 3rd reception/music room or optional bedroom four is also accessed from the hall.

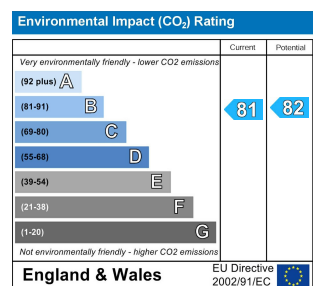
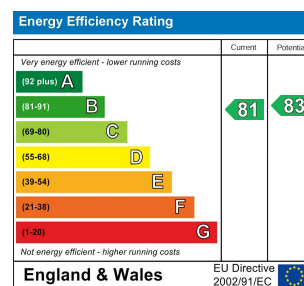
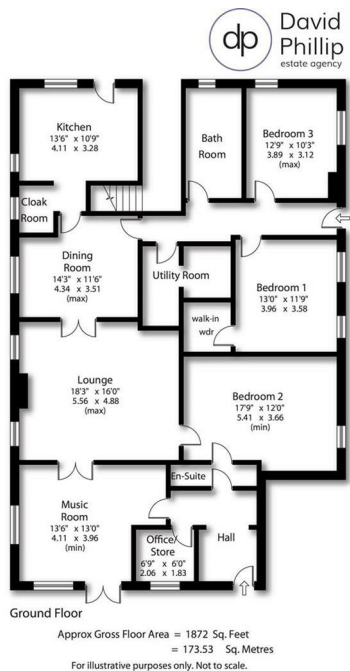


The kitchen to the rear has integrated appliances and there is a separate utility room. The three reception rooms include an exceptionally large characterful lounge with an Inglenook style fireplace LED energy efficient living flame electric fire, spacious dining room and additional sitting room/guest 4th bedroom. The three king-size bedrooms are of a good size and there are two bathrooms. The conversion has been sensitively carried out to reflect the Edwardian style of the building with the original Art Nouveau glass panelling retained within the new energy efficient double glazing and exposed pine doors, wide surrounds and skirtings. The property was designed with wheelchair access and separate extended family living in mind with self-contained teenagers'/dependant relative's/home care potential. The accommodation has a gas fired heating system with large capacity Worcester Bosch boiler, an alarm, CCTV and energy efficient UPVC sealed double glazed windows.

About Otley – An historic and thriving market town offering excellent schools including the highly regarded Prince Henry's Grammar







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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