



**15 OATLANDS DRIVE  
OTLEY  
LS21 2AY**

**Asking price £225,000**

# 3 Bedroom Semi-Detached House

## Located in Otley

In need of modernisation, this 3 bedroom semi detached house offers excellent potential to acquire a fine home within this popular neighbourhood. The property, which is offered with the advantage of having NO ONWARD CHAIN, provides parking to the driveway and a fully enclosed garden to the rear. Internally the accommodation is arranged over two floors and includes an entrance hall, sitting room with a bay window, a dining kitchen and a conservatory to the ground floor. Moving up to the first floor is a landing, three bedrooms and the house bathroom. Call Shankland Barraclough Estate Agents Now To Arrange Your Viewing.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Entrance Hall

Door to the front elevation and the staircase to the first floor.

### Sitting Room 14'4" x 13'6" (4.37m x 4.11m)

A lovely proportioned sitting room having a bay window to the front elevation and a focal fireplace with a wood burning stove inset.

### Dining Kitchen 16'1" x 8'8" (4.90m x 2.64m)

Potential to be a lovely dining kitchen. Currently fitted with none fronted kitchen units and a sink unit. Exposed chimney breast with a small stove inset. Composite door to the side elevation, window to the rear garden and French doors to the conservatory.

### Conservatory 11'8" x 9'1" (3.56m x 2.77m)

Windows and a door to the rear garden.

### First Floor Landing

Window to the side elevation and the access hatch to the loft.

### Bedroom 1. 10'3" x 8'10" (3.12m x 2.69m)

Window to the front elevation.

### Bedroom 2. 10'8" x 9'9" (3.25m x 2.97m)

Built in double wardrobe and a window to the rear.

### Bedroom 3. 7'7" x 6'7" (2.31m x 2.01m)

Window to the front elevation.

### Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level w.c. The bathroom is complemented by tiled splash backs and a window to the rear.

### Garden & Parking

Private driveway parking to the front. The rear garden is fully enclosed and includes a patio and lawn.

### Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. 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.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### Money Laundering, Terrorist Financing and Transfer

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all 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. The cost payable by the successful buyer for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

#### **Internet and Mobile Coverage**

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

#### **Tenure and Services**

Freehold  
All Mains Services  
Not in a Conservation Area

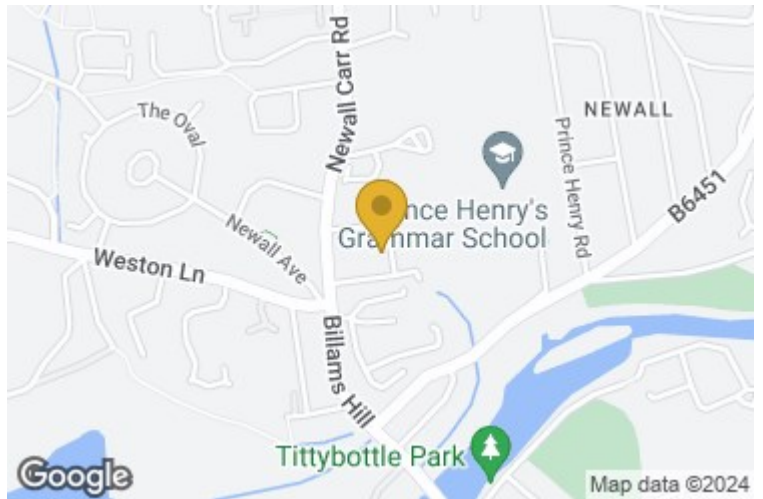
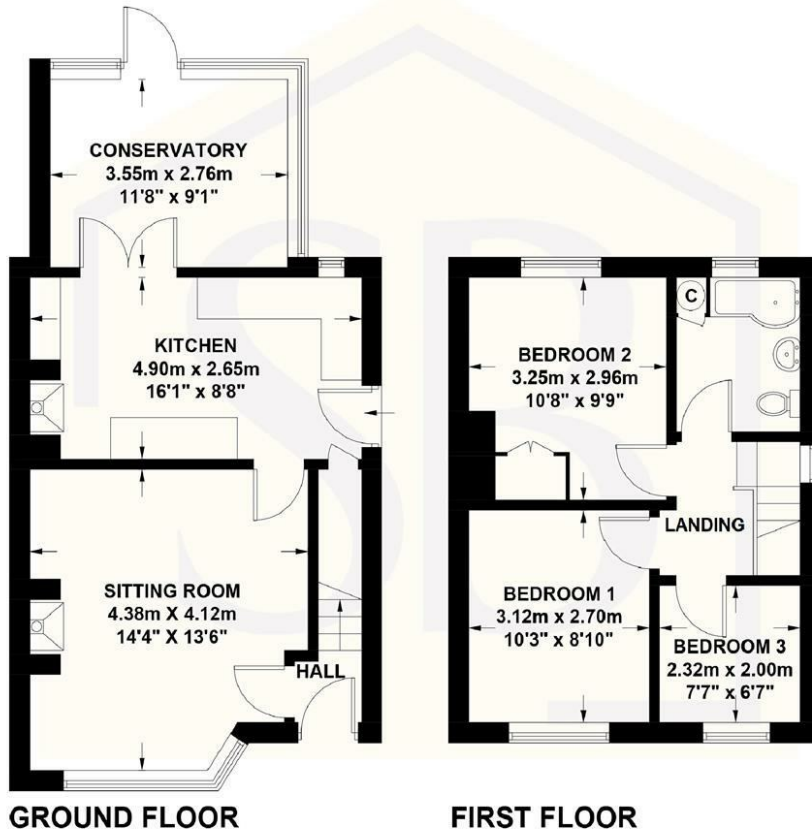
#### **Planning Permission**

The property has been granted planning permission for a Single Storey Rear Extension on 30th November 2021. Further details available on the Leeds City Council Website Application Number 21/08361/CLP.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

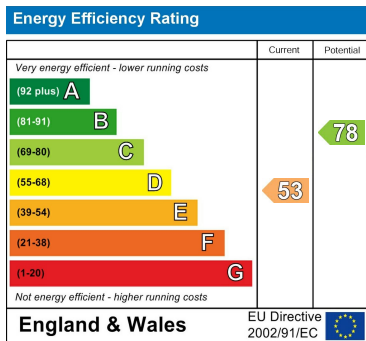
This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Council Tax Band

**B**

Energy Performance Graph



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 are advised to recheck the measurements.