



**6 MEAGILL RISE
OTLEY
LS21 2EJ**

Asking price £275,000

SHANKLAND
SB BARRACLOUGH
ESTATE AGENTS



3 Bedroom House located in Otley

Beautifully extended and much improved, this fabulous home is truly worthy of an early appointment to view. From the stunning extended dining kitchen with bi-folding doors to the fully enclosed rear garden, the sitting room with its wood burning stove, the modern fully tiled house bathroom, together with a valuable playroom/study, the utility room to the downstairs wc, this is an ideal property for a young family looking for a home ready to move straight into. Externally there is good parking to the front, whilst to the rear is a smart fully enclosed garden.

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

Entrance Porch

Via a composite outer door to the front elevation.

Hall

Central heating radiator and the staircase to the first floor.

Sitting Room 14'10" x 11'6" (4.52m x 3.51m)

An attractive focal fireplace in stone with a wood burning stove inset to the chimney breast, a central heating radiator and a window to the front elevation.

Stunning Dining Kitchen 17'11" x 13'8" (5.46m x 4.17m)

This extended dining kitchen really is the hub of this beautiful home and an area you will be able to impress your friends and family with. Very well appointed with a smart range of modern units including a central island, the kitchen includes quality granite worktops, an integrated dishwasher, five ring gas hob, an electric oven and microwave all included. Triple folding doors open to the fully enclosed rear garden, designed to seamlessly flow from inside to out. Velux windows for additional natural light and a tall designer styled radiator.

Playroom / Home Office or Guest / Teenage Bedroom 15'8" x 8'3" (4.78m x 2.51m)

An excellent additional room, which would suit a variety of uses from a playroom, to a home office or even a guest or teenage bedroom. Velux windows to the side elevation, window and door to the front and two central heating radiators.

Utility Room

A valuable utility area having fitted storage cupboards, space and provision for a washing machine and a condensing tumble dryer. Window and a stable door to the rear garden.

Downstairs WC

Fitted with a modern two piece suite in white including a low level wc and a wash hand basin. Window to the rear.

First Floor Landing

Window to the side elevation.

Bedroom 1. 14'9" x 8'10" (4.50m x 2.69m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 11'3" x 10'2" (3.43m x 3.10m)

Built in cupboard, a central heating radiator and a window to the rear.

Bathroom WC

Complemented by fully tiled walls, the bathroom includes a bath with a shower and a screen over, a wash hand basin and a low level wc. Central heated towel rail and a window to the rear.

Attic Room 18' x 8'10" (5.49m x 2.69m)

Staircase access off of the main bedroom to the attic room which is an ideal occasional room / hobbies area. Having a pitched roof with Velux style windows inset, eaves storage cupboards and a central heating radiator.

Gardens & Parking

Neat parking area to the front provides private off road





parking. Moving around to the rear is a neat fully enclosed garden.

Tenure and Services

Freehold
All Mains Services

Council Tax Leeds

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

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/>

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please

ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.





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.

Opening Hours

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

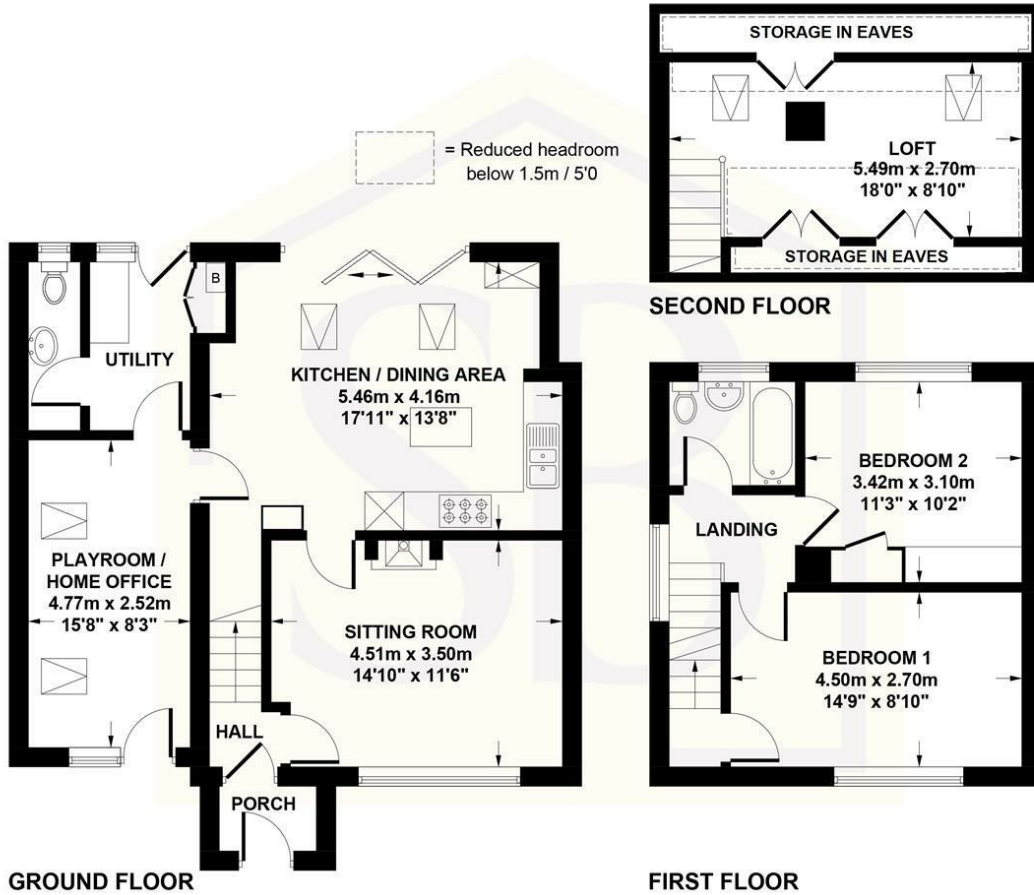


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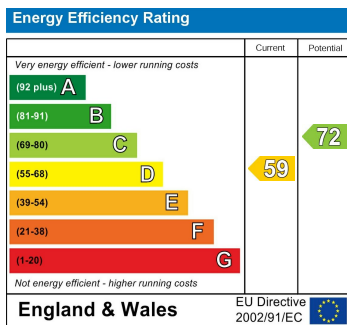
This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Council Tax Band

B

Energy Performance Graph



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