



27 PRINCE HENRY ROAD OTLEY LS21 2BE

Asking price £425,000

FEATURES

- Mature Semi Detached House
- Beautifully Extended House
- Large Living & Dining Kitchen
- Sitting Room With Wood Burning Stove
- Utility Room & Downstairs WC
- Smart Modern 4 Piece House Bathroom
- 3 Good Bedrooms
- Parking, Garage Store and A Private Rear Garden
- Council Tax Band E
- EPC Rating D



Extended 3 Bedroom Semi Detached House Located in Otley

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

Entrance Porch

UPVC outer door and windows to the front elevation, this is the perfect place to kick off those muddy boots and wet coats.

Hallway

Staircase to the first floor with a useful storage cupboard below, a central heating radiator and the original moulded ceiling cornice.

Sitting Room 14'10" x 12'10" (4.52m x 3.91m)

A lovely reception room having a focal wood burning stove inset to the chimney breast, stripped and polished floorboards, the original moulded ceiling cornice and a bay window to the front elevation. Central heating radiator.

Living & Dining Kitchen 20'10" x 18'8" (6.35m x 5.69m)

The hub of a good home is always the kitchen and this one will not disappoint. The fabulous extended space created here includes an excellent range of modern kitchen units having worksurfaces over, an integrated dishwasher, an electric oven and a gas hob built in. Focal wood burning stove to the chimney breast by the sitting and dining area, together with a central heating radiator, folding doors and windows to the fully enclosed rear garden and Velux styled windows to the pitched roof area of the extension throwing even more natural light in to this spacious room.

Utility

Very useful area having space and plumbing for a washing machine, a sink unit and built in storage. Central heating boiler and a composite door with a glazed inset to the rear garden.

Downstairs WC

Low level wc, wash hand basin and a window to the side elevation.

First Floor Landing

Window to the side elevation.

Bedroom 1. 15'6" x 12'3" (4.72m x 3.73m)

A lovely proportioned bedroom having a bay window to the front elevation and a central heating radiator.

Bedroom 2. 13'8" x 12'4" (4.17m x 3.76m)

Central fireplace to the chimney breast which has built in wardrobes to either side of it, a window looking out over the attractive rear garden and a central heating radiator.

Bedroom 3. 8'6" x 8'2" (2.59m x 2.49m)

Window to the front elevation and a central heating radiator.

House Bathroom

Smartly appointed with a modern 4 piece suite in white comprising a double ended bath tub, a wash hand basin, low level w.c and a walk in shower with glazed screens. Central heating radiator and a window to the side elevation.

Parking, Garage & Garden

To the front of the property is a neat gravelled driveway with borders to the edge. A garage store (15'3" x 7'10") is to the side of the house, whilst to the rear is a lovely proportioned and privately enclosed garden that incorporates strategically placed patios to make the most of the summers sunshine, a neat lawn with stocked borders and an ornamental pond.

Tenure and Services

Freehold

All Mains Services

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>

Council Tax Leeds

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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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.

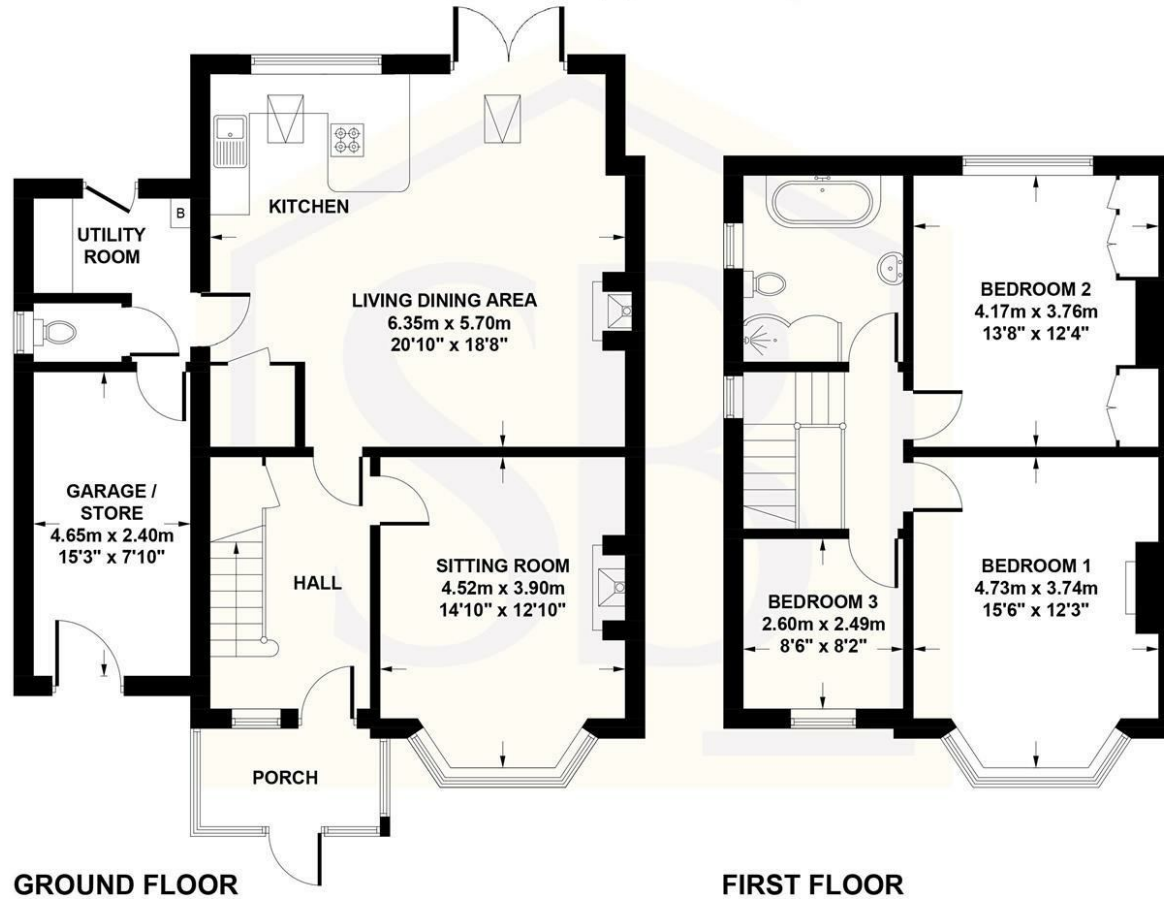


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Council Tax Band

E

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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