



# 14 MIDDLETON COURT OTLEY LS21 2FA

**Asking Price: £500,000**

## FEATURES

- Stylish Modern Detached Home
- Offered With No Onward Chain
- 4 Bedrooms - 2 with En-suites
- Modern House Bathroom & a Downstairs wc
- Sleek Modern Dining Kitchen with Built In Appliances
- Light and Airy Sitting Room with Bi-Folding Doors
- Private Enclosed South Westerly Facing Gardens
- Peaceful Cul-de-sac Location
- Council Tax Band E
- Excellent EPC Rating B



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# Modern 4 Bedroom Detached House Located In Otley

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

## Entrance Hallway

Via a smart outer door with a long slim glazed inset, a central heating radiator, cloaks cupboard and a useful under stairs storage cupboard.

## Downstairs WC

Smart modern two piece suite in white comprising a low level w.c, a wash hand basin, tiled splash backs to the walls and flooring. Central heating radiator and a window to the front elevation.

## Dining Kitchen 17'5" x 11' (5.31m x 3.35m)

The perfect dining kitchen for a family or for entertaining friends and family, this sleek modern appointed kitchen includes an integrated dishwasher and fridge-freezer, together with a built in oven and hob with an extractor hood over. Complemented by tiled flooring, a central heating radiator and windows to the front elevation.

## Sitting Room 18'8" x 10' (5.69m x 3.05m )

With bi-folding doors that helps join the inside with the outside, seamlessly flowing from the sitting room to the garden. Central heating radiator.

## Second Floor Landing

Central heating radiator and a useful storage cupboard.

## Bedroom 1. 19'8" x 11'8" minimum (5.99m x 3.56m minimum)

A fantastic proportioned principal bedroom benefitting from having an extensive range of modern fitted wardrobes to one wall as well as having a dressing table and drawer storage built in, together with extensive storage space going back under the eaves. Central heating radiator and two Velux styled windows to the rear.

## En-Suite Bedroom 1.

Modern three piece suite including a walk in shower with a glazed screen, a wash hand basin and a low level w.c. Complemented by tiled walls and flooring, chrome central heated towel rail and a Velux styled window to the rear elevation.

## First Floor Landing

Useful storage cupboard / airing cupboard housing the Baxi boiler. Central heating radiator.

## Bedroom 2. 12' x 10'10" (3.66m x 3.30m)

Excellent amount of hanging and storage to the wall to wall fitted wardrobes, a central heating radiator and windows to the front elevation.

## En-Suite Bedroom 2

Modern three piece suite including a walk in shower with a glazed screen, wash hand basin and a low level w.c. Complementary tiled walls and flooring and a chrome central heated towel rail.

## Bedroom 3. 11'8" x 10'10" max (3.56m x 3.30m max )

Central heating radiator and a window to the rear looking over the garden.

## Bedroom 4. 8'10" x 8'10" max (2.69m x 2.69m max)

Fitted with wardrobes to one wall, a central heating radiator and a window to the rear elevation.

## House Bathroom

Smart modern three piece suite in white comprising a bath, wash hand basin and a low level w.c. Complemented by tiled walls and flooring, chrome central heated towel rail and a window to the front elevation.

## Outside

To the front is a neat lawned garden with boxed privet hedging and two private car parking bays. Moving around to the side and rear is a highly attractive



landscaped garden enjoying a south westerly facing direction, all privately enclosed by hedging and fencing, the perfect area for all the family as well as the perfect area for entertaining family and friends.

### **Tenure and Services**

Freehold Property and Garden with the developments common areas managed.  
All Mains Services Connected

### **Council Tax Leeds**

Leeds City Council Tax Band E. 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.

### **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/>

### **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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### **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.

### **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.

### **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.



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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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



Call us on 01943 889010  
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