



12 KINGS CLOSE, OTLEY LS21 1RQ

Asking price £360,000

FEATURES

- Extended 4 Bedroom Family Home
- 2 Reception Rooms
- Dining Kitchen with Integrated Appliances & Utility Room
- Valuable Downstairs Cloaks WC
- Smart En-Suite & A House Bathroom
- Parking & Gardens
- Great Location Within Easy Walking of Schools & The Town Centre
- No Onward Chain
- Council Tax Band C
- EPC Rating C



Smart Modern 4 Bedroom End Town House Located In Otley

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

Entrance Hallway

A lovely welcoming and spacious hallway having a door to the front, a tall chrome central heated radiator and oak flooring. Deep storage cupboard which also houses the central heating boiler.

Downstairs WC

Fitted with a two piece suite in white including a wash hand basin and a low level wc. Oak flooring and a central heating radiator.

Sitting Room 16'11" x 11'11" (5.16m x 3.63m)

Focal fireplace with a gas fire inset, a window to the front elevation and a central heating radiator.

Family Room / Playroom 14'10" x 9'9" (4.52m x 2.97m)

A great addition, this flexible living space has been a playroom in the past and is now a secondary sitting room having French doors out to the fully enclosed rear garden, oak flooring and a central heating radiator.

Dining Kitchen 14'11" x 11'11" (4.55m x 3.63m)

Twiced the sitting room and the family room, this smartly appointed dining kitchen offers an extensive range of wall and base units in a shaker style with worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge-freezer, dishwasher, an electric oven and gas hob with an extractor hood over. Complemented by tiled flooring, a central heating radiator and a window looking out over the rear garden.

Utility Room

A very useful area, ideal for kicking off those muddy boots and wet coats, the utility has a window and a door to the side elevation, worksurface with space and plumbing below for a washer and a condensing tumble dryer.

First Floor Landing

With access to the following rooms:

Bedroom 17'9" x 9'9" (5.41m x 2.97m)

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

En-Suite

A smart three piece suite including a corner shower cubicle, a wash hand basin and a low level wc. Complemented by tiled walls and flooring, central heated towel rail and a window to the side elevation.

Bedroom 12' x 10'8" (3.66m x 3.05m/2.44m)

Central heating radiator and a window to the front elevation.

Bedroom 11'1" x 10'5" (3.38m x 3.18m)

Built in wardrobe, a central heating radiator and a window looking over the rear garden.

Bedroom 9'8" x 7'3" (2.95m x 2.21m)

Window to the front elevation and a central heating radiator.

House Bathroom

A smart house bathroom fitted with a three piece suite comprising a panelled bath with a shower over, a wash hand basin and a low level w.c. Complemented by tiling to the walls and floor, a central heated towel rail and an extractor fan.

Outside

To the front is a neat open plan lawned garden and a tarmac driveway providing off road parking. Moving around to the rear the garden is privately and securely enclosed by fencing and a gate, creating an ideal area for all the family and pets alike. The rear garden includes a patio, lawn with borders and a timber storage shed.



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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 C. For further details on Leeds Council Tax Charges please visit 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 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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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.

Money Laundering, Terrorist Financing and Transfer

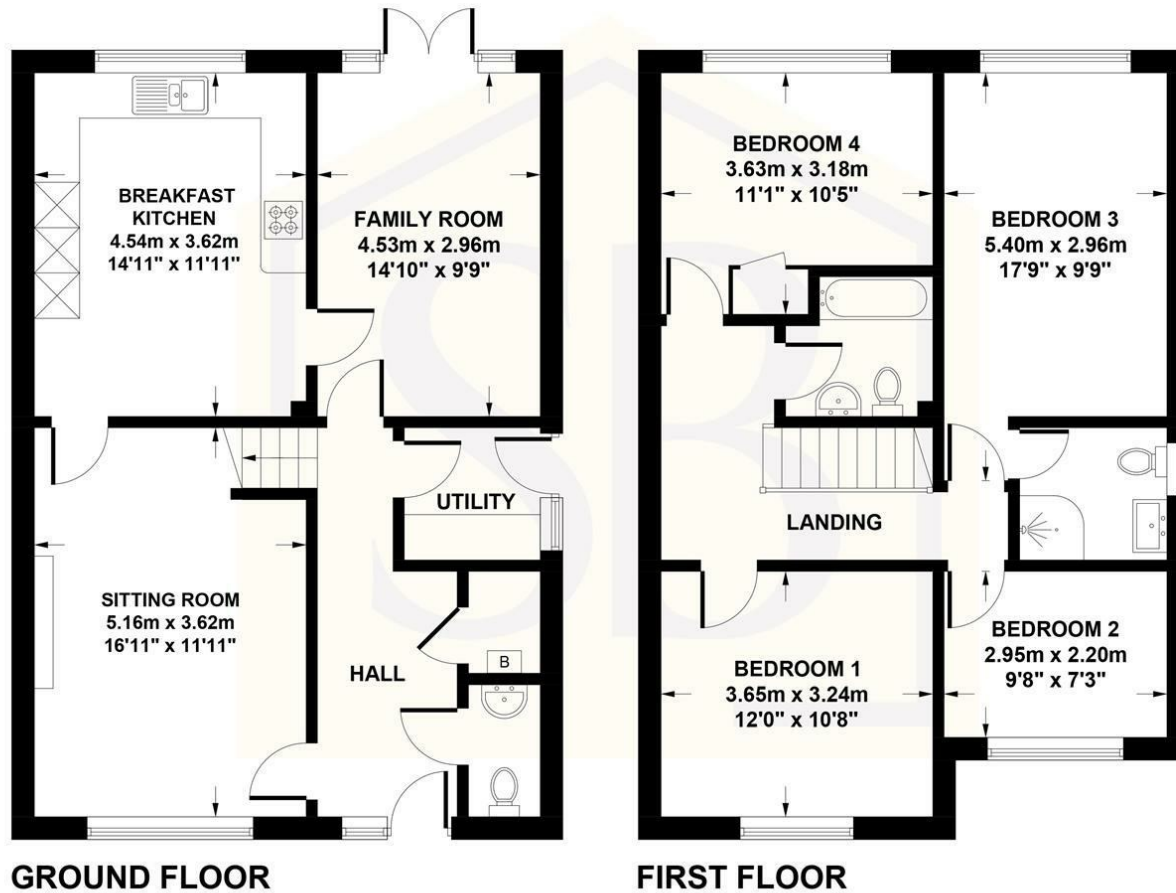
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there 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.



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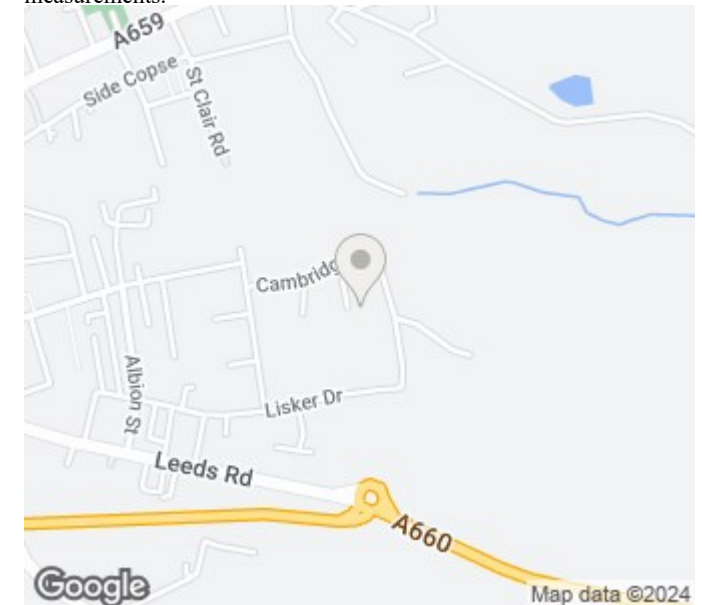
Council Tax Band C

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			83
(81-91) B		73	
(69-80) C			
(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.



Call us on 01943 889010
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