



69 BONDGATE OTLEY LS21 3AB

Asking price £350,000

FEATURES

- Beautiful Grade 2 Listed Cottage
- Very Convenient Town Centre Location
- Stylish Modern Living & Dining Kitchen To The South Facing Garden
- Superbly Restored & Updated By Houldsworths in 2020
- Council Tax Band D
- South Facing Rear Garden & Private Off Road Parking & Garage
- 3 Bedrooms, 2 Bathrooms & Downstairs WC
- Attractive Sitting Room with Wood Burning Stove
- Tenure: Freehold - Located In The Otley Conservation Area
- EPC Rating C



3 Bedroom Grade 2 Listed Cottage With Parking & Garage Located in The Centre Of Otley

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

Entrance Hall

Via an outer door to the front elevation having two glazed insets, the staircase to the first floor and a central heating radiator.

Sitting Room 14'5" x 10'9" (4.39m x 3.28m)

An attractive sitting room with a focal wood burning stove inset to the chimney breast and with a built in cupboard and shelving to the alcoves. Central heating radiator and sash double glazed windows with attractive plantation shutters fitted, finish this lovely room.

Dining Kitchen 19'6" x 14'3" max 9'3" min (5.94m x 4.34m max 2.82m min)

The real hub of the home, this fabulous living and dining kitchen is the perfect area to spend with your family and friends. With French doors that open to the enclosed south facing rear garden, the dining kitchen includes a comprehensive range of fitted kitchen units with excellent work surface space over and a sink unit inset. The kitchen also includes a built in electric oven and gas hob with an extractor hood over, an integrated dishwasher and fridge-freezer. Tall central heating radiator and large Velux styled windows to allow additional natural light.

Downstairs Cloaks WC

A valuable downstairs toilet facility having a window to the rear, a central heating radiator, low level wc and a wash hand basin.

First Floor Landing

With access to the following rooms:

Bedroom 1. 14'6" x 13'4" max (4.42m x 4.06m max)

Benefitting from built in wardrobes to the recess, a central heating radiator, an exposed beam, two sash windows having attractive plantation shutters fitted and a window seat.

Bedroom 2 8'3" x 6'3" (2.51m x 1.91m)

Built in airing cupboard housing the central heating boiler, a central heating radiator and a sash window with plantation shutter fitted, looking over the rear garden.

House 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 wc. Complemented by tiling to the walls, a chrome central heated towel rail and a sash window with a plantation shutter fitted.

Second Floor Landing

Feature exposed wall as you come up the stairs, a Velux styled window for good natural light and access to the following rooms:

Bedroom 3. 14'9" x 10'7" max (4.50m x 3.23m max)

An attractive bedroom having a pitched roof having feature exposed beams, two sash windows with plantation shutters fitted and a central heating radiator.

Shower Room & WC

Fitted with a three piece suite including a shower cubicle, a wash hand basin and a low level wc. Central heated towel rail.

Gardens, Parking & Garage

To the front is a hardstanding, private to the property. Moving around to the rear is a south facing garden enclosed by attractive stone walling and fencing together with a gate that leads to the private parking bays, which this property benefits from having parking for two vehicles. In addition this house benefits from having a garage measuring approximately 5.6m x 2.7m (18'2" x 8'8").

Tenure and Services

Freehold Property Located In The Otley Conservation Area.
All Mains Services Connected.



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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 D. 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

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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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.

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.



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Council Tax Band D

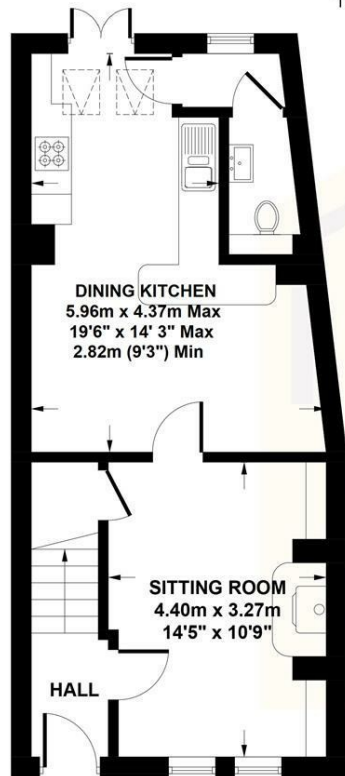
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

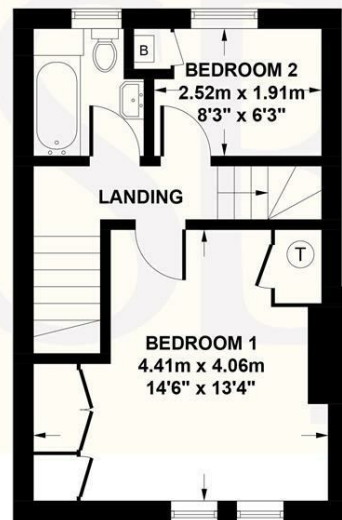


This plan is for guidance only. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.

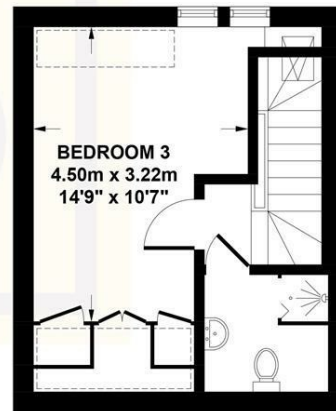
= REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Call us on 01943 889010
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

