



23 ROMBALDS VIEW, OTLEY LS21 2DR

Offers in the region of £240,000

FEATURES

- Beautifully Extended Two Bedroomed Semi Detached House
- Good Sized Sitting Room & Entrance Hallway
- White 3 Piece House Bathroom with Travertine Style Tiled Floor & Walls
- Front Garden with Private Driveway Parking
- Close To Popular Primary & Secondary Schools
- Spacious Dining Kitchen with An Integrated Washer, Dishwasher, Oven & Hob
- Two Bedrooms, Both Good Sized Doubles
- Fully Enclosed Lawned Rear Garden
- EPC Rating D / Tenure Freehold
- Internal Viewing Highly Recommended



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SHANKLAND
 **BARRACLOUGH**
 ESTATE AGENTS

Extended 2 Bedroom Semi Detached With Parking & Gardens

Beautifully extended to the rear creating a fantastic dining kitchen that opens up in to the fully enclosed rear garden, this smartly presented two bedroom semi detached house is truly worthy of an appointment to view. The accommodation commences with a welcoming hallway, a sitting room of good proportions and the extended dining kitchen. To the first floor is a landing, two bedrooms, both doubles and the smart house bathroom. Externally there is a private driveway to the front providing off road parking, whilst to the rear is a fully enclosed lawned garden ideal for family and pets alike. Call Shankland Barraclough Estate Agents in Otley to arrange your viewing, you won't be disappointed.

Otley

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

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

Entrance Hallway

Via a uPVC door to the front elevation, the staircase to the first floor with a window to the side elevation and access to the following rooms:

Sitting Room 19'2" x 11' max 9'2" min (5.84m x 3.35m max 2.79m min)

Window to the front elevation and a central heating radiator. Open aperture to the dining kitchen.

Dining Kitchen maximum measurements 18'10" x 16'1" (maximum measurements 5.74m x 4.90m)

Beautifully extended creating a fantastic family space, this dining kitchen is fitted with a comprehensive range of wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an integrated dishwasher and washing machine, built in oven and hob with an extractor hood over. The kitchen is complemented by travertine style tiled flooring, has Velux windows to the pitched roof together with a further window and French doors to the enclosed rear garden. Central heating radiator.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 14'4" x 8'11" (4.37m x 2.72m)

Walk in cupboard, a central heating radiator and two windows to the front elevation.

Bedroom 2. 10'3" x 10'2" (3.12m x 3.10m)

Central heating radiator and a window to the rear elevation.

Bathroom 6'8" x 5'5" (2.03m x 1.65m)

Modern three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level wc. Complemented by Travertine tiled flooring and walls, window to the rear.

Parking & Garden

To the front is a tarmac driveway providing private off street parking, a small lawn, tree and fencing. Moving around to the rear the garden is fully enclosed by fencing and a gate and is predominately laid to lawn.



Tenure and Services

Tenure: Freehold

All Mains Services Connected

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/>

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.

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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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.

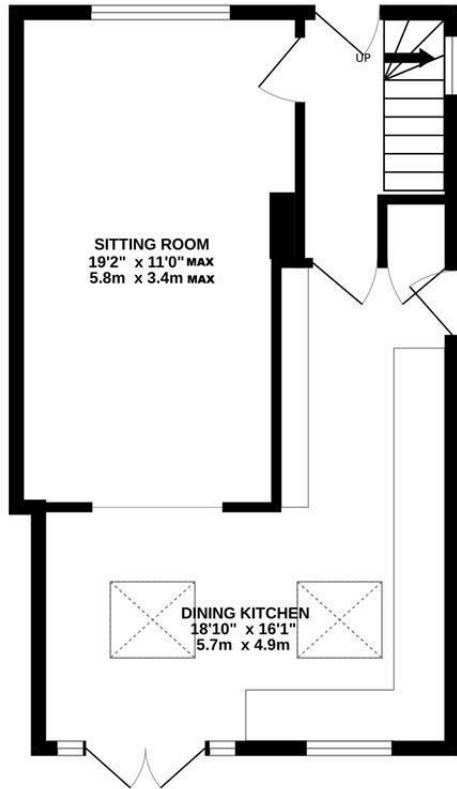
Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 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 Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

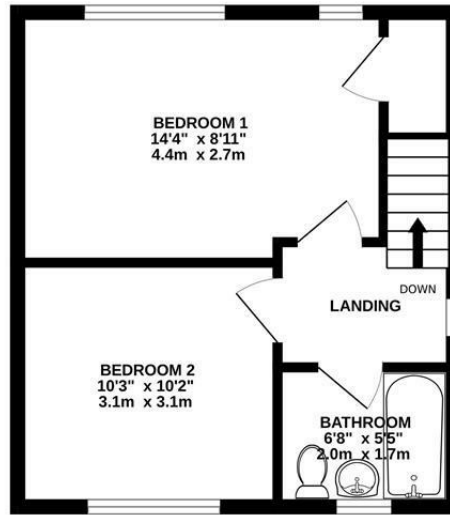


26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.




1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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Call us on 01943 889010
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