



# 31 ROMBALDS VIEW OTLEY LS21 2DR

**Asking price £185,000**

## FEATURES

- Brick Built Inner Town House An Ideal Home For A First Time Buyer
- Sitting Room and a Dining Kltchen
- Enclosed Gardens of Good Proportions To The Front & Rear
- Offered With No Onward Chain
- Tenure: Freehold
- Two Bedrooms, Both Good Doubles
- Three Piece House Bathroom with Shower Over The Bath
- Potential For Parking At The Front Subject To Approvals
- Good EPC Rating of C
- Viewing Advised To Fully Appreciate The House & Gardens



# 2 Bedroomed House With Generous Garden Located In Otley

Now in need of cosmetic modernisation, this inner town house incorporates two double bedrooms and stands within a generous proportioned garden. The property, which has no onward chain, is fitted with full double glazing as well as gas fired central heating. The accommodation commences with an entrance hallway, sitting room to the front and a dining kitchen to the rear. To the first floor is a landing, two bedrooms, both good doubles and the house bathroom. Externally there is a garden to the front, which subject to approvals could be made in to parking as many of the neighbouring homes have undertaken, whilst to the rear is an outhouse store and a fully enclosed lawned garden. To arrange an appointment to view please contact Shankland Barraclough Estate Agents in Otley.

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

## Ground Floor

### Entrance Hall

With stairs up to the first floor having some storage under, radiator, window and double glazed entrance door to the front.

### Sitting Room 36'1" x 6'6" x 32'9" x 22'11" (11'2" x 10'7")

A light and airy reception room having a radiator, inset fire to chimney breast and window to the front elevation.

### Dining Kitchen 17'5" x 8'3" (5.31m x 2.51m)

With a range of base and wall units incorporating cupboards, drawers, concealed lighting and co-ordinating work surfaces having a tiled splashback, inset stainless steel sink with mixer tap, integrated electric oven with hob and extractor over, plumbing for an automatic washing machine and space for a dryer and freestanding fridge/freezer. Cupboard housing the Worcester gas fired central heating boiler and useful pantry off with further understairs

cupboard. Central heating radiator and two windows and door to the rear elevation overlooking the rear garden.

## First Floor

### Landing

With linen cupboard and access to the roof void.

### Bedroom 1. 16'1" x 10'6" (4.90m x 3.20m)

A good sized double bedroom having a useful bulkhead storage cupboard, central heating radiator and window to the front elevation.

### Bedroom 2. 12'2" x 8'7" (3.71m x 2.62m)

Another double bedroom with central heating radiator and window to the rear elevation.

### Bathroom

With a three piece suite comprising a panelled bath with electric shower over, low suite w.c and pedestal wash hand basin. Central Heating radiator and window to the rear elevation.

## Outside

The property stands on a generous plot having a lawned area with flower borders to the front with access to the side of the property to the rear. The enclosed rear garden is a good size which is laid to lawn with a brick outbuilding providing useful storage.

## Tenure and Services

Freehold

All Mains Services

## Council Tax Leeds

Leeds City Council Tax Band B. 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.



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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/>

### **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.

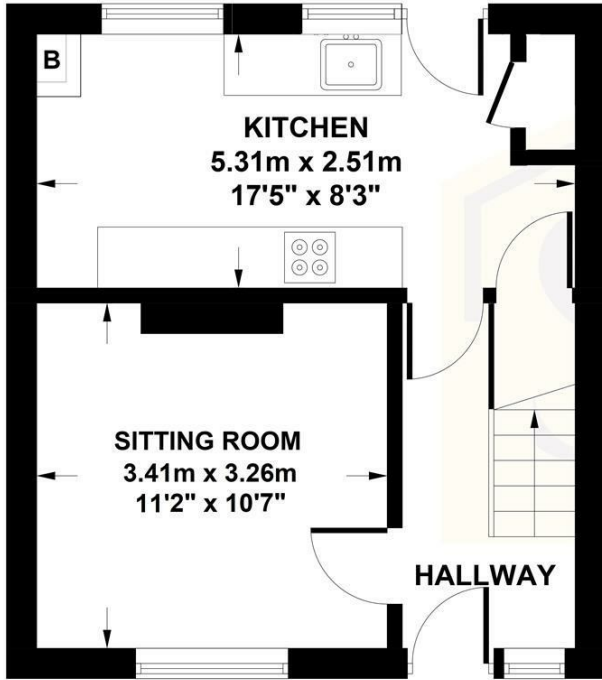
### Please Note

The 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. Please note the sale is subject to grant of probate which has already been applied for.

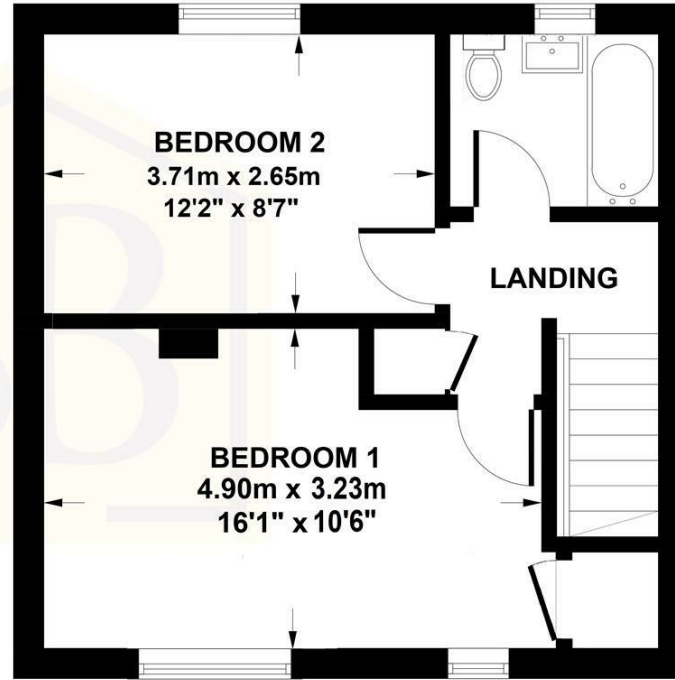


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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



**GROUND FLOOR**



**FIRST FLOOR**

**Council Tax Band B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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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