



139 ILKLEY ROAD OTLEY LS21 3LP

Asking price £400,000

FEATURES

- Stunning Modern End Town House Offering 3 Double Bedrooms
- Beautiful Kitchen With High End Fully Integrated Appliances All Included
- Plantation Shutters To Most Windows & Stylish Blinds To The Others
- Attractive Landscaped Gardens & 2 Private Off Road Parking Bays
- Located Within The Beautiful Otley Conservation Area
- Karndean Flooring To The Ground Floor, Carpets To The Bedrooms & Tiling To The Bathrooms
- En-Suite To Bedroom 1, A House Bathroom To The First Floor & Valuable Downstairs WC to The Ground Floor
- Hive Central Heating System & Updated Barrel Styled Radiators
- Excellent EPC Rating of B / Tenure Freehold / Council Tax Band D
- An Internal Viewing Of This Special Home Really Is A Must



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SHANKLAND
 **BARRACLOUGH**
 ESTATE AGENTS

Stunning Modern 3 Bedroom End Town House Located In Otley

Built in 2020 by Stonebridge Homes, this stylish modern 3 double bedroomed end townhouse has been enhanced and further improved during our clients occupation adding high end fixtures and fittings taking this fabulous home to a whole different level of quality. The lucky buyer of this fine home really will have a turn key property where you simply just move your furniture in and there is nothing whatsoever to do. Complemented by highly attractive plantation shutters, a Hive central heating system with updated, traditional barrel styled radiators and a beautiful kitchen that includes a complete list of integrated appliances including a high-end built in coffee machine, a wine fridge, fridge-freezer, washing machine, dishwasher, microwave oven, twin oven and an induction hob. The whole of the ground floor has had Karndean flooring laid and commences with a welcoming hallway with a valuable downstairs wc off. The light and airy open plan living area includes French doors to the landscaped rear garden, a sitting room with a built in media wall with a modern slim fire also inset and surround sound speaker system built in to the ceiling. To the first floor we have two good sized double bedrooms and the smart modern house bathroom. Finally to the top floor is the principle bedroom with a dressing room and a modern en-suite. Externally there is a small paved and walled garden to the front, whilst to the rear is an attractive landscaped garden, privately and securely enclosed by walling and fencing together with a double parking bay providing private off road parking for two cars. We strongly recommend viewing this stylish home in order to fully appreciate the outstanding level of detail on offer here. To arrange your viewing please contact Shankland Barraclough Estate Agents in 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 and a fantastic array of independently run shops, making Otley a not only a very popular area but a very pleasant town in which to live.

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

Entrance Hallway

Via a composite outer door to the front elevation, this welcoming hallway has Karndean flooring, a central heating radiator and the staircase to the first floor.

Downstairs WC

A valuable facility fitted with a modern two piece suite including a low flush wc and a wash hand basin. Complemented by Karndean flooring and a central heating radiator.

Sitting & Dining Room 15' x 14'9" (4.57m x 4.50m)

A lovely reception room having French doors and a window to the enclosed rear gardens. Feature media wall which also includes a modern slimline fire inset and sunken surround sound speakers to the ceiling. Central heating radiators, Karndean flooring and an open plan access in to the contemporary kitchen.

Kitchen 10'3" x 7'6" (3.12m x 2.29m)

Open plan from the sitting and dining room making this a very sociable kitchen area, beautifully appointed with a smart modern range of kitchen units having worksurfaces over, a sink unit inset with a Quooker tap and tiled splash backs surrounding. The kitchen appliances have been upgraded by our clients and now included a fabulous integrated coffee machine and microwave, together with a wine fridge, a fridge-freezer, dishwasher, washing machine, twin oven and an induction hob with an extractor hood over. Karndean flooring and a window to the front elevation with fitted plantation shutters.

First Floor Landing

Storage cupboard, a central heating radiator and access to the following rooms:

Bedroom 2. 14'9" max x 9' max (4.50m max x 2.74m max)

Two windows looing over the rear garden with plantation shutters fitted and a central heating radiator.

Bedroom 3. 14'9" max x 9' max (4.50m max x 2.74m max)

Built in mirror fronted wardrobe, two windows to the front elevation with plantation shutters fitted and a central heating radiator.

House Bathroom

Stylish modern house bathroom fitted with a three piece suite in white including a bath with a shower and a screen over, wall hung wash hand basin and low level w.c. Complemented by tiling to the walls and floor, extractor fan and a chrome central heated towel rail.

Second Floor

Bedroom 1. 14'6" x 11'6" min (4.42m x 3.51m min)

Having a built in mirror fronted cupboard, central heating radiator, a sky light window together with two further windows both having plantation shutters fitted, one to the rear and one to the gable wall.



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Dressing Room

Having built in wardrobes to one wall, a skylight window and a central heating radiator.

En-Suite

Smart modern en-suite fitted with a walk in shower with a glazed screen, a wall hung wash hand basin and a low level w.c. Complemented by tiled flooring and walling, chrome central heated towel rail and a skylight window.

Gardens & Parking

To the front is a small paved garden enclosed by matching stone walling and a garden gate. Moving around to the rear is an attractive landscaped garden that incorporates Indian stone patios and pathways together with a feature circular lawn with topiary shrubs and miniature hedging surrounding, all enclosed by walling and fencing. A gate leads to the double parking bay to the rear providing private off street parking for two cars.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Located within the beautiful Otley Conservation Area.

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.

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/>

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.



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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.

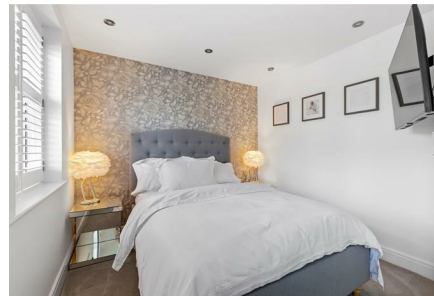
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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 proof of how the property purchase is to be financed as well as identification from all prospective buyers. 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(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, 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.

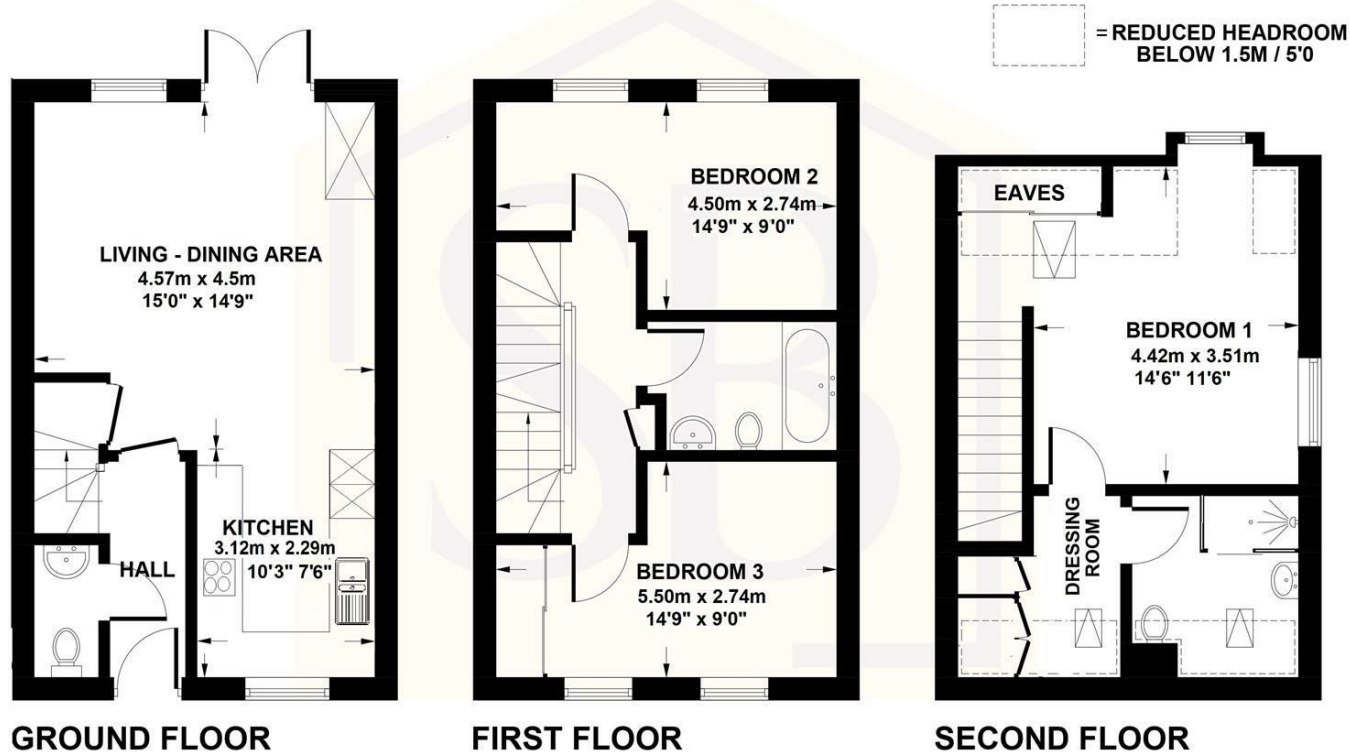
Please Note

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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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			95
(81-91) B		84	
(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.



T: Call us on 01943 889010
E: info@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

