



10 RUMPLECROFT, OTLEY LS21 2RE

Asking price £255,000

FEATURES

- Semi Detached House With Lovely Views Of The Chevin To The Rear
- Smart Modern House Bathroom
- Garage with Potential To Convert (Subject To Gaining The Required Approvals)
- Gardens Front & Rear, Driveway Parking & Integral Garage
- Three Good Sized Bedrooms
- Through Sitting Room and Dining Area, Separate Kitchen
- Useful Under House Store & Utility Room
- Great Location For Local Schools Including Prince Henry's Grammar School



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom Semi Detached With Great Views To The Rear

With lovely long distance views to the rear, this is a perfect home for a young growing family, ideally located for the excellent local schools including Prince Henry's Grammar School and set within a peaceful no through road. The property offers three bedrooms all of a good size with the third in particular being larger than average. The owners have recently installed a smart modern house bathroom, fitted with a three piece suite that includes a bath with a shower over. The ground floor has a lovely through sitting and dining room together with a separate kitchen. Externally there are neat gardens to the front and rear, a very useful under house storage and utility area to the rear with further potential, a driveway for off road parking and a single garage, which could potentially be converted in to further accommodation, maybe a dining kitchen or playroom as some of the neighbouring homes have done in recent years (subject to gaining the required approvals). To arrange a viewing of this well priced home, 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 a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The Accommodation...

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

Entrance Porch

Window and door to the front elevation.

Sitting & Dining Room 22'8" x 10'11 max (6.91m x 3.33m max)

A light and airy through reception room having a window to the front and one to the rear with lovely views. Focal fireplace with a gas fire inset and a central heating radiator.

Kitchen 10'4" x 7'4" (3.15m x 2.24m)

Fitted with wall and base units having worksurfaces over, a sink unit inset and tiled splash backs over. The kitchen includes a built in oven and hob, provides space and plumbing for a dishwasher, door to the side elevation and a window to the rear with lovely views.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'6" x 9'11" (3.81m x 3.02m)

With built in mirror fronted wardrobes, a central heating radiator and a window to the front elevation.

Bedroom 2. 9'11" x 9'10" (3.02m x 3.00m)

Central heating radiator and a window to the rear offering the best views in the house.

Bedroom 3. 9'1" x 8'11" (2.77m x 2.72m)

Central heating radiator and a window to the front elevation.

Bathroom

Smartly appointed with a modern three piece suite including a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. The bathroom is complemented by tiling around the suite, a chrome central heated towel rail, the airing cupboard and a window to the rear elevation.

Outside

To the front is a lawned garden with conifer hedging and a selection of shrubs. A driveway provides private off road parking and leads to the integral garage 16'5" max x 7'10". Several houses on the road have converted the garage in to additional living space, either an extra reception room, a playroom or a dining



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kitchen are just some of the options available subject to gaining the required planning approvals. Moving around to the rear, steps lead down to the privately enclosed rear garden, which enjoys a southerly aspect. There is also a great under house area that they currently use as a utility, has fitted cupboards and the boiler.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 100 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers EE, Vodafone, Three & O2. 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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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
energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	63	
(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
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