



9 ROMBALDS VIEW, OTLEY LS21 2DR

Asking price £260,000

FEATURES

- Extended And Much Improved Brick Built Semi Detached House
- Excellent Sized Garden, Fully Enclosed, Together With Good Parking And A Garage
- Two Double Bedrooms And An Occasional Attic Room With Staircase Access
- Smart Modern Dining Kitchen And Modern Shower Room / WC
- Through Sitting Room With French Doors To The Garden Area
- EPC Rating D / Council Tax Band B / Tenure Freehold
- Offered With The Advantage Of Having NO ONWARD CHAIN
- An Appointment To View Is Recommended To Fully Appreciate The House & Gardens



Extended Semi Detached House With A Great Garden, Parking & Garage

Offered with the advantage of having NO ONWARD CHAIN, this extended semi detached home is worthy of an appointment to view. The property stands in an excellent sized garden which is securely and privately enclosed, together with having good off road parking space and a detached garage. The house itself offers two double bedrooms together with a useful occasional attic room with a staircase access. There is a smart modern bathroom fitted with a large walk in shower. To the ground floor the house offers the superbly appointed and extended dining kitchen which comes complete with an integrated fridge-freezer, oven and hob, an entrance hallway and a light and airy through sitting room with a stove to the chimney breast and French doors opening in to the garden. To arrange your appointment to view, 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 Hallway

Door the front, a central heating radiator, window to the side elevation and the staircase to the first floor.

Sitting Room 19'3" x 10'4" max (5.87m x 3.15m max)

A fabulous sized reception room having a focal stove inset to the chimney breast, a central heating radiator, bay window to the front and French doors to the rear.

Dining Kitchen 17'3" x 9'11" (5.26m x 3.02m)

This extended dining kitchen is the perfect area to entertain with family and friends. Well appointed with a modern range of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge-freezer, an oven and hob with an extractor hood over, space and plumbing for a washer. Central heating radiator in a matching grey, two windows to the rear together with two Velux styled windows to the pitched ceiling, a door and a further window to the garden.

First Floor Landing

Window to the front, a central heating radiator and a staircase off to the occasional attic room.

Bedroom 1. 10'1" x 9'1" (3.07m x 2.77m)

With wardrobes to one wall, a central heating radiator and a window.

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

Central heating radiator and a window.

Bathroom

Fitted with a modern three piece suite comprising a large walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level w.c. Complemented by modern tiling, a central heated towel rail and a window.

Occasional Attic Room 17'5" x 9'10" (5.31m x 3.00m)

This occasional room has excellent storage to the eaves cupboards, a central heating radiator and a Velux styled window.

Garden

A feature of the house is the overall plot size which incorporates a large, fully enclosed garden including lawns and patio areas, a modern detached garage and additional private off road parking.

Tenure and Services

Tenure: Freehold
All Mains Services Connected



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available from three of the four main carriers, Vodafone, EE & O2. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band B. 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.

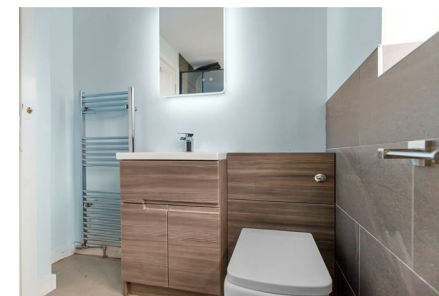
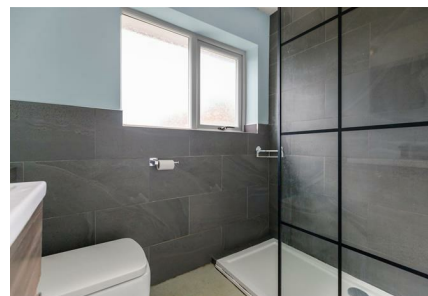
Opening Hours

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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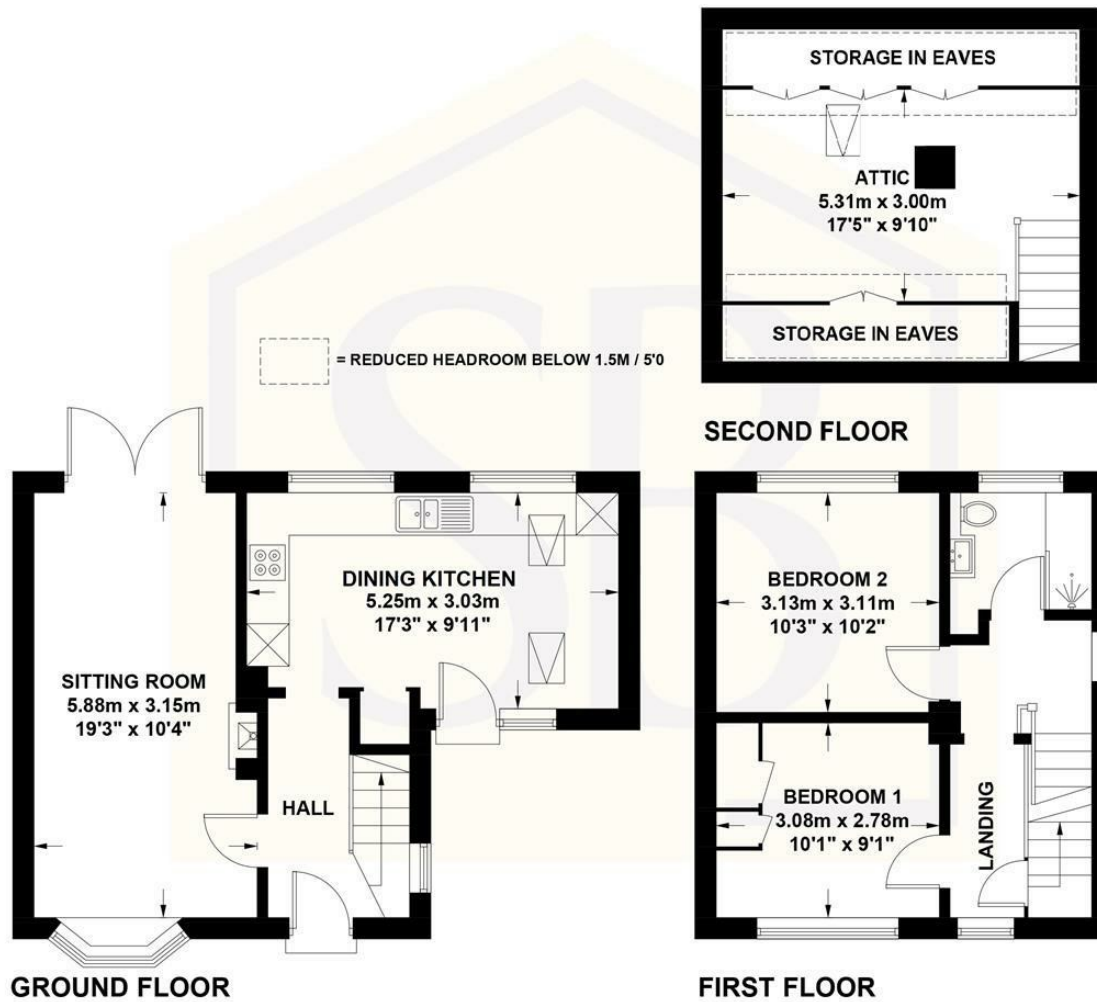
Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective 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.



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			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(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

