



33 NORTHWELL GATE, OTLEY LS21 2DL

Asking price £200,000

FEATURES

- Well Proportioned Light and Airy End Town House
- Two Bedrooms, Both Really Good Sized Doubles
- Modern Fitted Kitchen With Built In Appliances Included And A Spacious Sitting Room
- EPC Rating C / Tenure Freehold / Council Tax Band B
- Excellent Sized Gardens And A Gated Gravelled Driveway
- Smart Modern House Bathroom And Valuable Downstairs Loo
- Offered With The Advantage Of Having NO ONWARD CHAIN
- An Appointment To View Is Strongly Recommended



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Double Bedroom End Town House With Parking & Garden

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 and with approximate room sizes, comprises:

Entrance Hall

Via an outer door to the front elevation, the hall has the staircase to the first floor and an internal door to the sitting room.

Sitting Room 14'10" x 11'7" (4.52m x 3.53m)

Gas fire to a wood surround on the chimney breast, large window to the front elevation and a central heating radiator.

Kitchen 13'8" x 7'7" (4.17m x 2.31m)

Offering an excellent number of fitted wall and base units with worksurfaces over and a sink unit inset. The kitchen is ready to use as it comes complete with a built in fridge-freezer, a washing machine, four ring gas hob with an extractor hood over and an electric oven. Complemented by tiled flooring and splash backs to the walls. Window to the rear looking over the garden.

Side Lobby

Very useful understairs storage cupboard and a door that leads out to the side elevation.

Downstairs WC

Fitted with a low level wc and also houses the central heating boiler.

First Floor Landing

Window to the side elevation and a central heating radiator.

Bedroom 1. 14'10" x 9'3" (4.52m x 2.82m)

Walk in wardrobe, central heating radiator and a window to the front elevation.

Bedroom 2. 11'1" x 10'1" (3.38m x 3.07m)

A great sized second bedroom which includes a built in cupboard, central heating radiator and a window to the rear elevation.

House Bathroom

Fitted with a smart 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 w.c. Complemented by tiled flooring and walls, a central heated towel rail and window to the rear.

Outside

To the front is a five bar gated driveway providing private off road parking to the house. A central pathway leads to the front door and the front garden is gravelled for easier maintenance. Moving around to the rear is an enclosed garden of good proportions, being predominately laid to lawn together with a patio area to enjoy those long summer days and early evenings.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

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.



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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 to the four main carriers. 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.

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.

When doing a mortgage application, under construction type, please inform your broker the property is of Non-Standard Construction, Wimpey No Fines.



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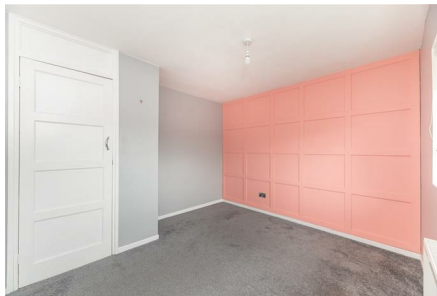


Offer Acceptance & AML Regulations

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.

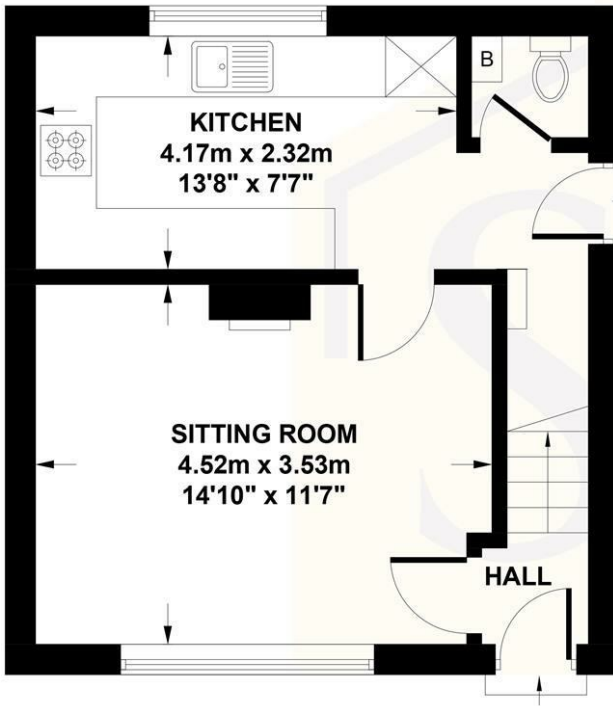
Please Note

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.

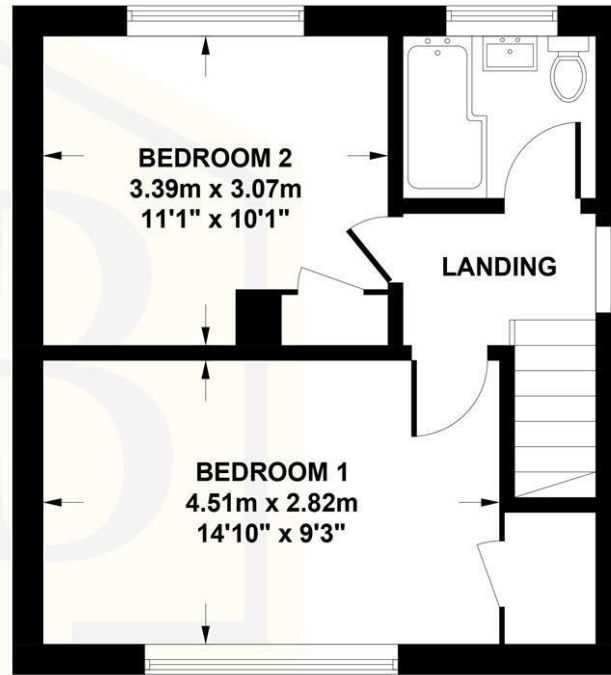


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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	88
(81-91) B		
(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@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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