



44 NORTH AVENUE, OTLEY LS21 1AJ

Asking price £350,000

FEATURES

- Lovely Mature Semi Detached House On A Popular Tree Lined Street
- Offered With The Advantage Of Having No Onward Chain
- Three Bedrooms, Bathroom & Separate WC To The First Floor
- EPC Rating D / Council Tax Band D / Tenure Freehold
- Conveniently Located Just A Short Stroll From The Town Centre Amenities & Shops
- Private Driveway Parking & Neat Gardens, Westerly Facing To The Rear
- Porch, Hallway, Two Reception Rooms & The Kitchen To The Ground Floor
- Located Within The Beautiful Otley Conservation Area



Centrally Located 3 Bedroom Semi Detached With Parking & Gardens

A lovely mature three bedroomed semi detached house with parking and a westerly facing garden, located within a tree lined street conveniently placed just a short stroll from the town centre and its excellent amenities. Offered with the advantage of having NO ONWARD CHAIN, we strongly recommend an appointment to view this spacious home that offers great potential and scope for extensions subject to gaining the required approvals. The accommodation comprises a front porch, a welcoming entrance hallway from which there is access to both the sitting room and the separate dining room, together with the kitchen which adjoins the dining room and could be joined to make an attractive dining kitchen. To the first floor is a landing, three bedrooms, a bathroom and a separate wc. Externally there is private driveway parking to the front and side, with gardens to the front and a lovely private garden to the rear that enjoys a westerly aspect and adjoins the allotments so is not directly over looked from the rear.

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 (to a majority of the windows) and with approximate room sizes, comprises:

Porch

Windows and door to the front elevation, this is the ideal place to kick off those muddy boots and wet coats.

Entrance Hallway

A welcoming hallway having a central heating radiator, moulded ceiling cornice and the staircase to the first floor with a useful storage cupboard underneath.

Sitting Room 15' x 13'11" (4.57m x 4.24m)

A lovely reception room having a bay window to the front elevation, moulded ceiling corning, a central heating radiator and a living flame gas fire to a surround on the chimney breast.

Dining Room 13' x 12' (3.96m x 3.66m)

Gas fire to the chimney breast, a picture rail and a window looking over the rear garden.

Kitchen 11'3" x 9'3" maximum (3.43m x 2.82m maximum)

Adjoining the dining room offering scope to be opened in to one larger dining kitchen (subject to gaining the required approvals). The current kitchen offers fitted wall and base units with worksurfaces over and a sink unit inset. Window and door to the rear garden, a central heating radiator, a pantry and a boiler room with a window to the side elevation.

First Floor Landing

Window to the side elevation, picture rails and access to the following rooms:

Bedroom 1. 13'3" x 13' (4.04m x 3.96m)

Central heating radiator, picture rails and a window to the front elevation.

Bedroom 2. 13'1" x 12'3" (3.99m x 3.73m)

Central heating radiator, picture rails and a window to the rear elevation.

Bedroom 3. 7'8" x 7'6" (2.34m x 2.29m)

Central heating radiator and a window to the front elevation.

Bathroom

Panelled bath with a shower and a screen over and a wash hand basin. Complemented by tiled walls, a central heating radiator and a window to the rear elevation.

Separate WC

Low level wc, half tiled walls and a window to the rear.

Outside

To the front is a neat gravelled garden with flagged edging for easier maintenance, a selection of shrubs and bushes and hedging to the pavement edge. A driveway to the front leads to the side and provides good off road parking for the property. To the rear is a lovely garden, laid to lawn with stocked borders and fencing enjoying a westerly aspect, perfect for the afternoon and early evening summer sunshine.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway

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

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.

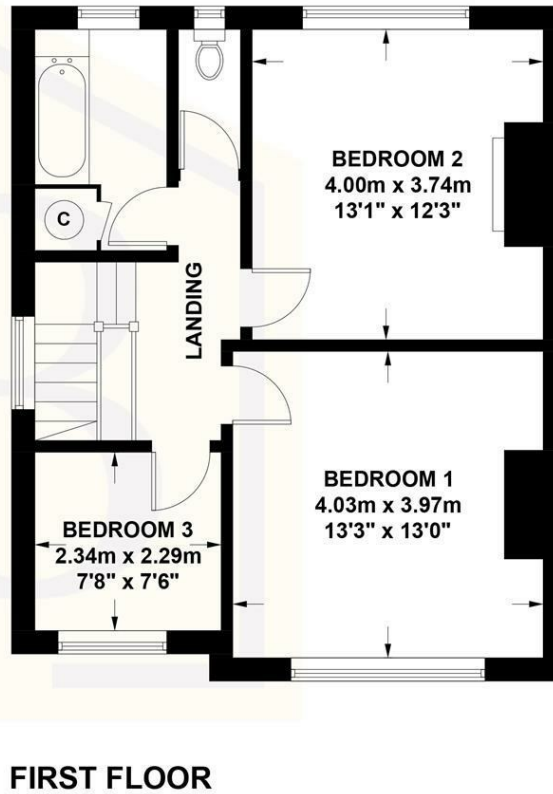
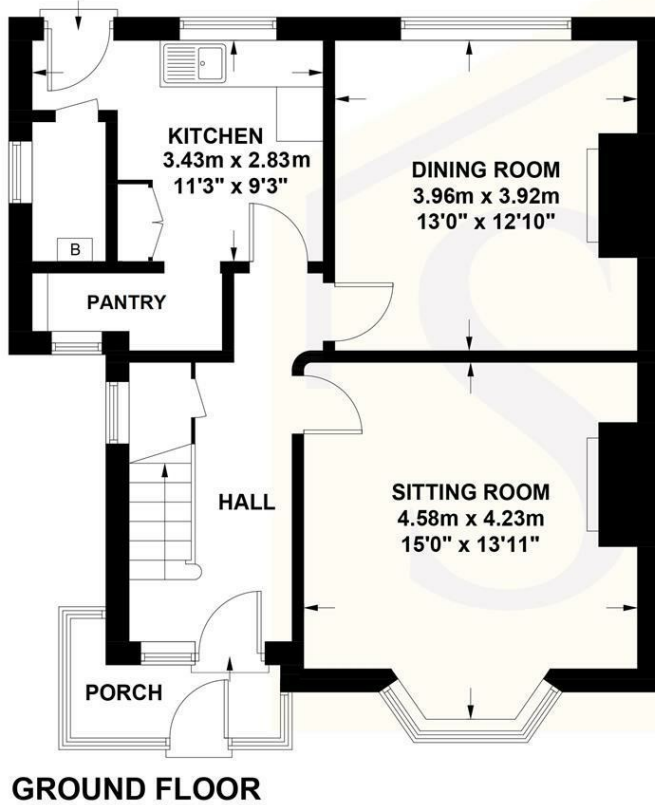
Please Note

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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

