



6 WHITELEY CROFT ROAD, OTLEY LS21 3HT

Asking price £345,000

FEATURES

- Mature Semi Detached House With Views Of Otley Chevin To The Backdrop
- Excellent Proportioned Garden To the Rear Elevation
- Three Bedrooms And The House Bathroom To The First Floor
- EPC Rating D / Tenure Freehold / Council Tax Band C
- Convenient Location Just A Short Stroll From The Town Centre Shops & Amenities
- Garden, Driveway & Detached Garage To The Front
- Ground Floor With A Sitting Room A Dining Room, Kitchen And Utility
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

Never before offered to the open market, this is a rare opportunity to purchase a lovely mature semi detached house that stands within a lovely long garden, together with parking and a garage. Ideally located just a short stroll from the town centre and its excellent array of shops and amenities, the house because of its position on the road looks straight up towards the picturesque Otley Chevin, another endearing feature. The property, which has been extended to the rear is very neat and tidy, it does now require updating to meet today's modern standards but offers fantastic potential to make a very special home in a highly sought after and convenient locality. The accommodation is complemented by gas fired central heating and sealed unit double glazing and commences with an entrance hall, a sitting room, separate dining room, a kitchen and a utility room to the ground floor. The first floor includes a landing, three bedrooms and the house bathroom. Offered with the advantage of having NO ONWARD CHAIN, viewings on this property are by prior appointment which can be arranged via 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hall

Via a uPVC door to the front elevation, a central heating radiator and the staircase to the first floor.

Sitting Room 14'4" x 12'2" (4.37m x 3.71m)

Gas fire to the chimney breast and a bay window to the front elevation with views of Otley Chevin in the backdrop.

Dining Room 17'7" x 7'11" (5.36m x 2.41m)

Window to the side elevation and sliding doors connecting both the sitting room and the kitchen.

Kitchen 10'11" x 8'11" (3.33m x 2.72m)

Fitted wall and base units having worksurfaces over and a sink unit inset. Provision for an electric cooker, a central heating radiator and a window looking over the rear garden.

Utility Room

Providing space and plumbing for a washer, together with space for a condensing tumble dryer and a tall fridge-freezer. Central heating radiator, window to the side and a uPVC door to the side elevation.

First Floor Landing

Window to the side elevation.

Bedroom 1. 12'1" x 10'6" (3.68m x 3.20m)

Fitted wardrobes to both alcoves, a central heating radiator and a window to the front with views of Otley Chevin to the backdrop.

Bedroom 2. 10'3" x 7'11" (3.12m x 2.41m)

Fitted wardrobes to the alcove, a central heating radiator and a window to the rear looking over the garden.

Bedroom 3. 7'7" x 6'11" (2.31m x 2.11m)

Fitted wardrobes to both alcoves, a central heating radiator and a window to the front with views of Otley Chevin to the backdrop.

Bathroom

Three piece suite comprising a panelled bath, a wash hand basin and a low level wc. Tiled walls, a central heating radiator and a window to the rear.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

To the front is a stone paved garden with a lovely selection of shrubs and bushes. A driveway to the side leads on to a detached garage. Moving around to the rear is a much larger garden, predominately laid to lawn as well as being interspersed with conifer trees, shrubs and bushes. There are also two garden rooms, older timber shed and a further garden area that lies behind the conifer hedging.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

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>

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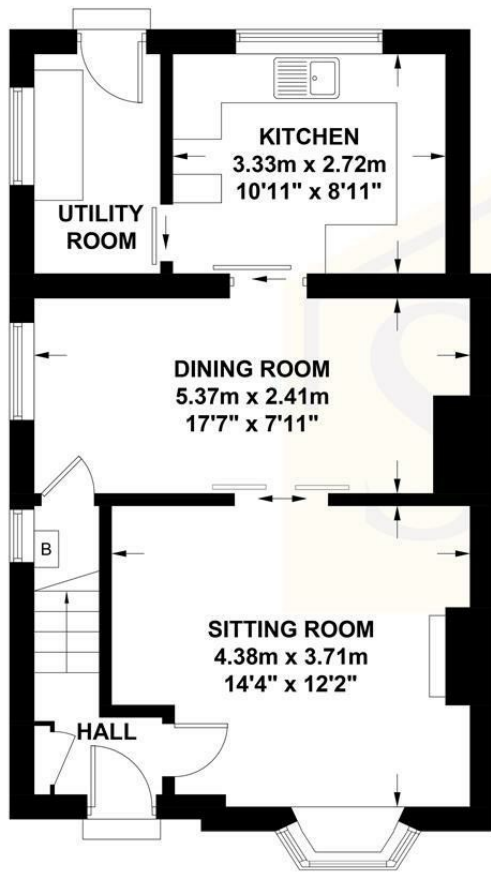
Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective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

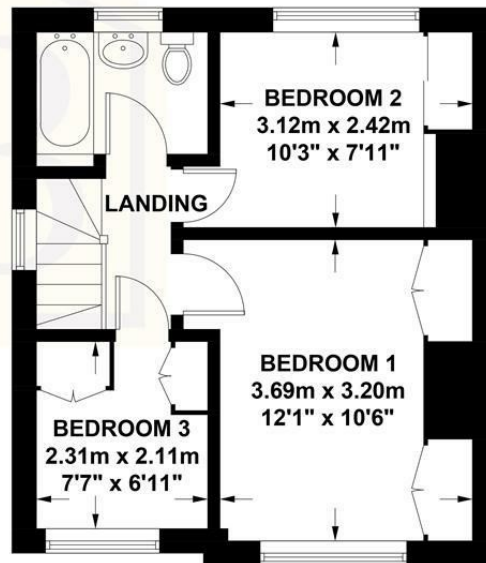
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | 67 | |
| (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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