



# THE GILLS OTLEY LS21 2BY

Asking price £210,000

## FEATURES

- Semi-Detached Property
- Sitting Room and Dining Area
- Kitchen Overlooking The Rear Garden
- Three Bedrooms and Shower Room
- Driveway And Gardens To The Front And Rear
- Now In Need Of Refurbishment
- Enjoying An Attractive Outlook Towards The Chevin
- Freehold / EPC Rating D / Council Tax Band C
- Walking Distance of Prince Henrys Grammar School
- Terrific Opportunity For Those Buyers Looking For a Project





# 3 Bedroomed Semi-Detached House Now In Need Of Refurbishment

## 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 WARM AIR CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

## Ground Floor

### Entrance Hall

With a double glazed entrance door with side screen, stairs to the first floor with understairs storage cupboard and window to the side elevation.

### Sitting Room 13'11" x 11'0" (4.24m x 3.35m)

With a feature fireplace housing a fitted gas fire, window to the front elevation and sliding and double doors into:

### Dining Room 9'7" x 8'3" (2.92m x 2.51m)

With serving hatch into the kitchen and window to the rear elevation overlooking the rear garden.

### Kitchen 9'6" x 8'0" (2.90m x 2.44m)

With base and wall units incorporating cupboards and drawers with coordinating work surfaces having a tiled splash back. Inset stainless steel sink unit with mixer tap, plumbing for an automatic washing machine and space for a freestanding fridge/freezer. Cupboard housing the warm air central heating system and further

useful pantry cupboard. Door to the side elevation and window to the rear elevation again overlooking the rear garden.

## First Floor

### Landing

With electric heater and window to the side elevation.

### Bedroom 1 13'0" x 10'3" (3.96m x 3.12m)

A good sized double bedrooms with window to the front elevation enjoying views across the valley of The Chevin.

### Bedroom 2 10'6" x 9'10" (3.20m x 3.00m)

With window to the rear elevation.

### Bedroom 3 9'10" x 6'8" (3.00m x 2.03m)

With protruding bulkhead and window to the front elevation.

## Shower Room

With a white suite comprising a tiled shower stall, low suite w.c and pedestal wash basin with tiled splash back. Window to the rear elevation.

## Outside

To the front of the property there is a tarmac driveway providing off road parking and a lawned garden with flower borders housing mature shrubs and plants. At the rear there is a tiered garden with well stocked borders and flagged and gravelled areas.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

## 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. For further information please refer to: <https://checker.ofcom.org.uk>



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### Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley 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.



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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.

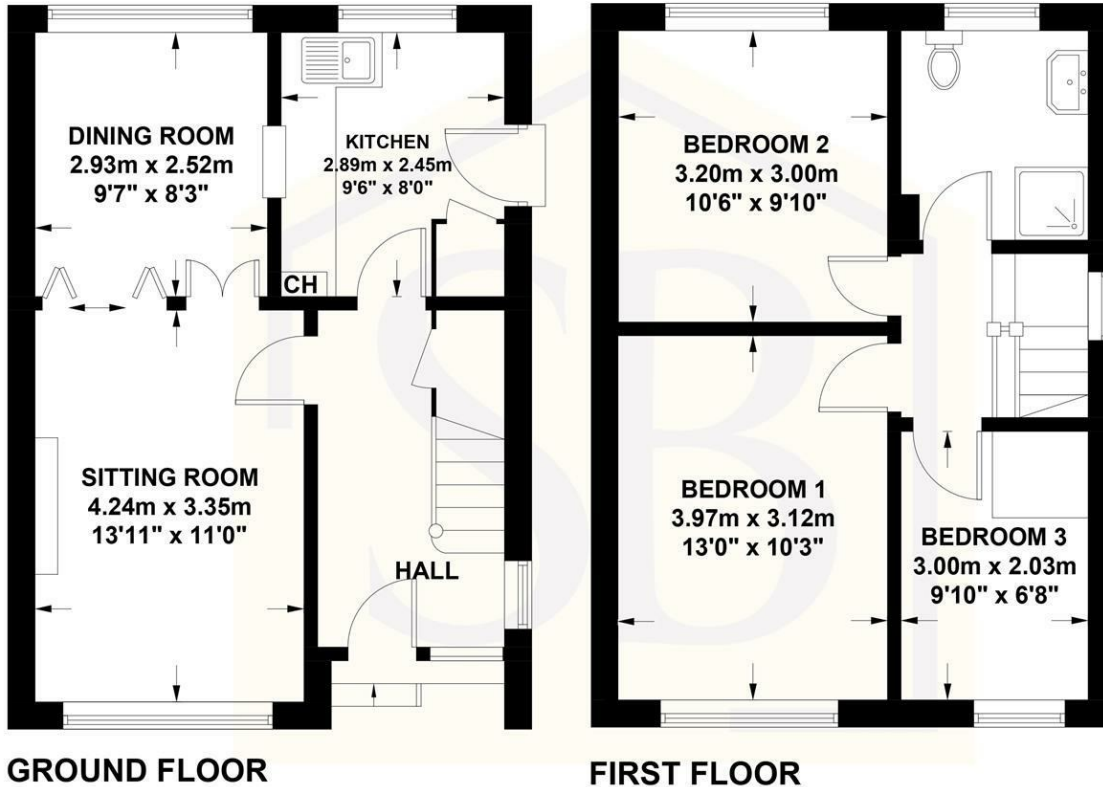
### **Please Note**

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. Our client is a firm of solicitors so no property information or documentation regarding the fixtures, fittings or appliances are available. 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



Call us on 01943 889010  
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