



166 WESTON DRIVE, OTLEY LS21 2DJ

Asking price £210,000

FEATURES

- Brick Built Inner Town House With A Ground Floor Extension Added
- Two Bedrooms, Both Good Doubles & Both With Fitted Wardrobes
- Lovely Through Sitting Room, A Hallway, Kitchen & A Living / Dining Room
- Neat Gardens To The Front And Rear
- Gas Fired Central Heating / Sealed Unit Double Glazing
- EPC Rating D / Council Tax Band B
- Internal Viewing Recommended To Appreciate The Space On Offer



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Extended Town House With Neat Gardens

Extended to the ground floor, this is a larger than average two double bed roomed brick built mid town house, located within a popular area. The property commences with an entrance porch to a hallway. An excellent sized through sitting room is very light and airy, the kitchen is fitted with a good number of units and is open through to the living and dining room. To the first floor is a landing, two double bedrooms, both with fitted wardrobes and the house bathroom. Garden areas to the front and fully enclosed rear. To arrange a viewing of this lovely home, 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Porch

uPVC door and window to the front elevation.

Hallway

Central heating radiator and the staircase to the first floor.

Sitting Room 19'5" x 11' (5.92m x 3.35m)

A lovely light and airy room having windows to the front and rear elevations, central heating radiator and a gas fire to a surround.

Kitchen 10'6" x 8'5" (3.20m x 2.57m)

Fitted wall and base units having work surfaces over, tiled splash backs and a sink unit inset. Built in electric oven and four ring gas hob, plumbing for a washer and tiled flooring. Open plan through to the living / dining room.

Living / Dining Room 17'5" x 8'2" (5.31m x 2.49m)

A great extension, adjoining the kitchen creating a great entertaining room. Central heating radiator, windows and door to the rear garden.

First Floor Landing

Access hatch to the loft.

Bedroom 1. 16'11" x 9'8" (5.16m x 2.95m)

Built in wardrobes, a central heating radiator and a window to the front elevation.

Bedroom 2. 13'1" x 9'7" (3.99m x 2.92m)

Built in wardrobes, a central heating radiator and a window to the rear.

Bathroom WC

Fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Complemented by tiled walls, a central heated towel rail and a window to the rear.

Outside

Gravelled garden area to the front. Moving around to the rear is a fully enclosed garden area.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

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.



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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.

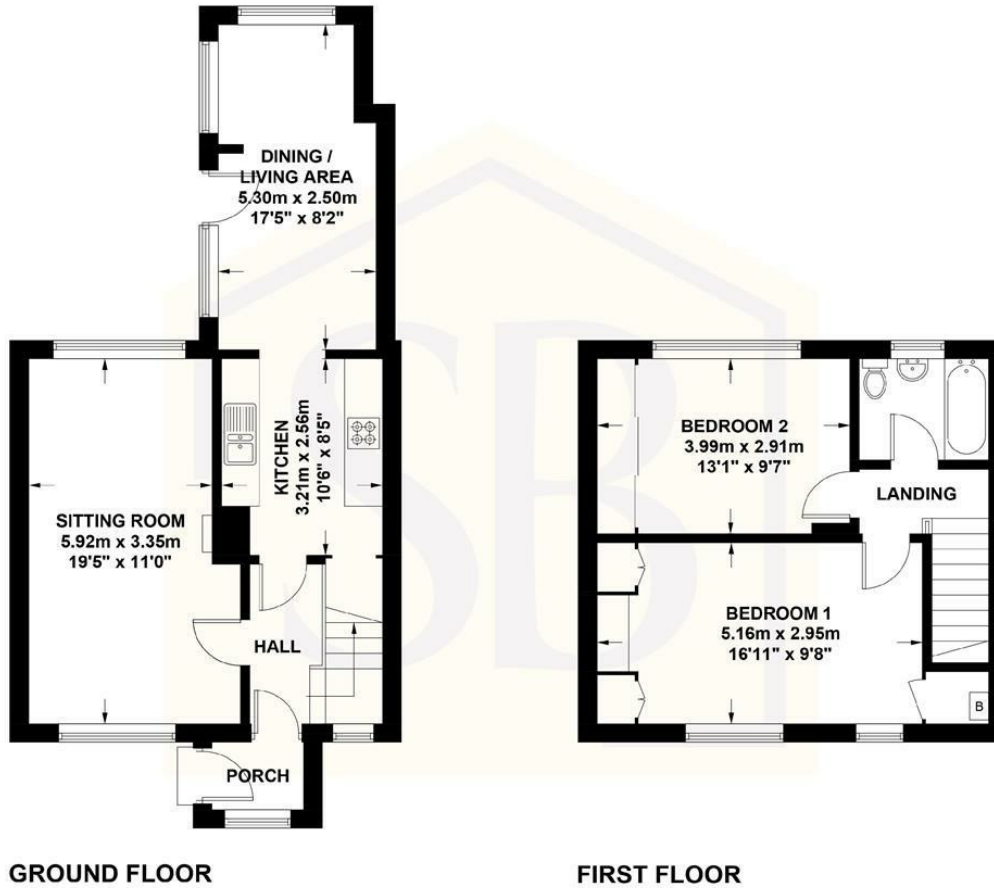
Please Note

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.



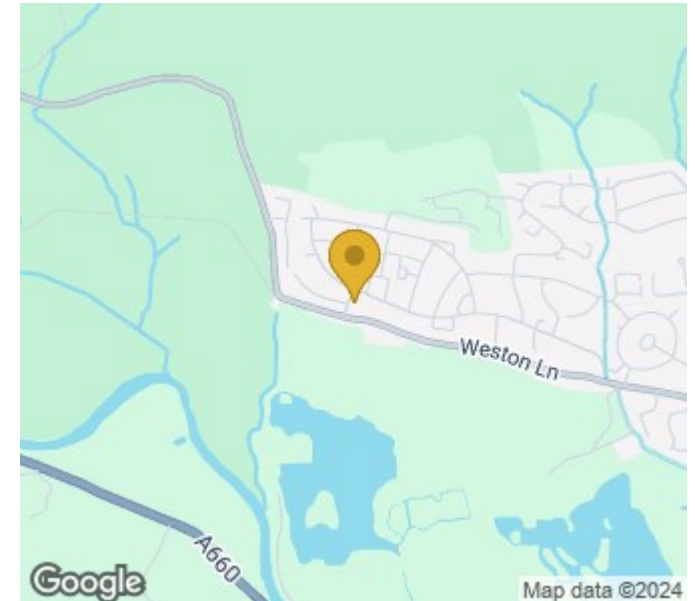
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93+ plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(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

