



25 OATLANDS DRIVE, OTLEY LS21 2AY

Asking price £325,000

FEATURES

- Beautifully Presented Three Bedroom Semi Detached House Ready To Move Straight Into
- Highly Attractive Southerly Facing Privately Enclosed Garden To The Rear
- Fabulous Modern Dining Kitchen With Integrated Appliances A French Doors To The Garden
- Attractive Sitting Room With A Focal Fireplace And A Bay Window
- Smart Modern Four Piece House Bathroom Including A Shower & A Bath
- Gas Fired Central Heating, Modern Composite Outer Door & Upvc Double Glazing
- Council Tax Band C / Tenure Freehold / EPC Rating D
- Perfect Location To Walk To Town, Local Schools, Countryside Walks Etc
- An Internal Viewing Is Highly Recommended To Be Able To Fully Appreciate This Fine Home



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Immaculate 3 Bedroom Semi Detached With A Southerly Facing Garden

Truly worthy of an early appointment to view in order to fully appreciate the quality and finish on this outstanding semi detached house, which also enjoys a good sized garden to the rear, privately enclosed, well stocked and with a beautiful southerly aspect. The accommodation is arranged over two floors and commences with a welcoming entrance hallway, a sitting room with a bay window and then the fabulous dining kitchen with a smart sleek, modern range of kitchen units with integrated appliances included, windows and French doors to the private southerly facing rear garden. Moving up to the first floor there are three bedrooms, two good doubles and a single bedroom. Finally the accommodation is completed by a smart modern four piece house bathroom that includes a bath and a shower cubicle. Externally that quality continues with driveway parking and a neat garden to the front, whilst to the rear is a lovely proportioned and well stocked garden that enjoys a southerly aspect and also houses the original brick built garage store. All in all, we do not hesitate to recommend an appointment to view this fine home. Viewings can be arranged by appointment 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 Hallway

Via an attractive composite outer door with glazed insets, this welcoming hallway includes the staircase to the first floor and a central heating radiator.

Sitting Room 14'5" x 11'5" (4.39m x 3.48m)

A lovely reception room having a focal fireplace with a gas fire inset to the chimney breast, a bay window to the front elevation and a central heating radiator.

Dining Kitchen 17'3" x 13'11" (5.26m x 4.24m)

They say the hub of every good home is the kitchen and this one is sure to impress. Beautifully appointed with a striking modern range of fitted kitchen units having quartz worksurfaces over and a sink unit inset. The kitchen includes a range of integrated appliances with a built in fridge-freezer, washing machine, double oven and a four ring gas hob with an extractor hood over. Light and airy having windows and French doors to the southerly facing rear garden. Central heating radiator.

First Floor Landing

Window to the side elevation.

Bedroom 1. 12'3" x 10'5" (3.73m x 3.18m)

Window to the front elevation and a central heating radiator.

Bedroom 2. 11' x 10'5" (3.35m x 3.18m)

Window to the rear looking over the lovely garden and a central heating radiator.

Bedroom 3. 7'7" x 6'7" (2.31m x 2.01m)

Window to the front and a central heating radiator.

House Bathroom

A smart modern four piece suite in white comprising a panelled bath, a shower cubicle, wash hand basin and a low level wc. Complemented by modern Metro tiled walls, a central heated towel rail and a window to the rear elevation.

Outside

To the front is a neat garden having hedging to the pavement edge, decorative gravelling, a selection of shrubs and a tree. A tarmac driveway provides private off road parking. Moving around to the rear is a much larger garden, predominately laid to lawn with good patio areas to either end of the garden, a



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lovely selection of shrubs and bushes to the borders and enjoying that fantastic southerly aspect. The original brick built garage is located towards the bottom of the garden and provides excellent storage space.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

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 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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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.

Offer Acceptance & AML Regulations

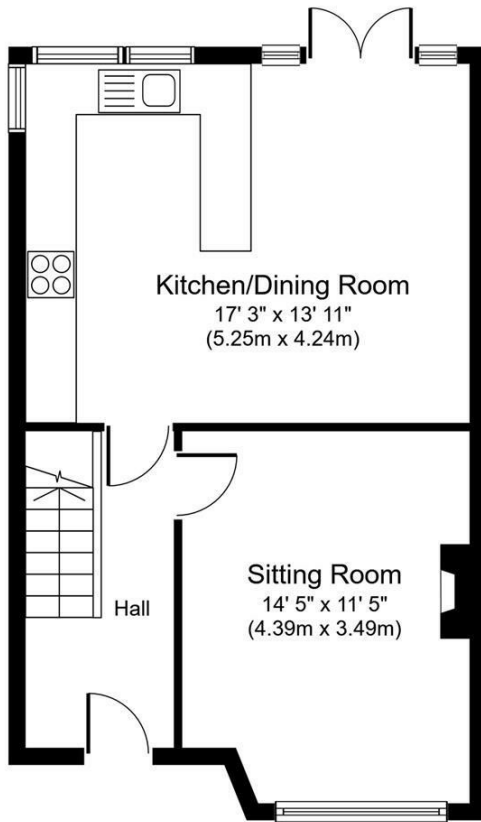
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

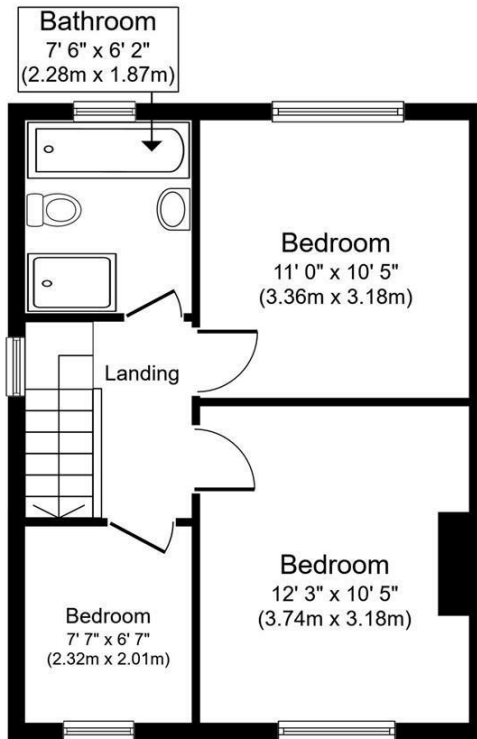
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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		63	
(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.



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