



5 SPRINGFIELD PLACE, OTLEY LS21 3JW

Asking price £190,000

FEATURES

- Attractive Stone Built Two Bedroomed Inner Terraced Cottage
- Offered To The Market With The Advantage Of Having No Onward Chain
- Neat Fully Enclosed Westerly Facing Garden
- Good Sized Dining Kitchen & Sitting Room To The Ground Floor
- Two Bedrooms & The House Bathroom To The First Floor
- New Roof 2024 / Gas Central Heated / Sealed Unit Double Glazed
- EPC Rating C / Tenure Freehold / Council Tax Band B
- Located Within The Beautiful Otley Conservation Area



SHANKLAND
 BARRACLOUGH
ESTATE AGENTS

2 Bedroom Terraced Cottage, Conveniently Located Just Off Ilkley Road.

Offered with the advantage of having NO ONWARD CHAIN, this stone built terraced cottage is ready to move straight into. Benefitting from a new roof this year, the property is the perfect buy for a first time buyer or someone downsizing and wanting to be well placed within easy walking distance of the town centre amenities. The accommodation is complemented by gas fired central heating and sealed unit double glazing, and briefly comprises a good sized dining kitchen with a focal exposed fireplace and a sitting room having stripped and polished floorboards. A useful cellar is found below. The staircase with a newly fitted carpet leads to the first floor, where we have the house bathroom and two bedrooms, one with a new carpet and the other with attractive stripped and polished floorboards. Externally there is an attractive and fully enclosed garden to the rear which enjoys a westerly aspect. To arrange your viewing on this lovely terraced cottage, 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:

GROUND FLOOR

Sitting Room 9'7" x 9'3" (2.92m x 2.82m)

Beautifully stripped and polished floorboards to this sitting room, central heating radiator, a small electric stove to the chimney breast and a window looking over the garden.

Dining Kitchen 12'4" x 11'5" (3.76m x 3.48m)

A good sized kitchen that offers a range of fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs over. The kitchen includes a built in electric oven and four ring gas hob, space and plumbing for a washing machine and a central heating radiator. Focal exposed fireplace, tiled flooring, window and a composite outer door complete this room.

BASEMENT

Cellar 9'7" x 6' (2.92m x 1.83m)

A useful area with a light fitted.

FIRST FLOOR

Landing

With an access hatch to the loft which is boarded and has a Velux styled window.

Bedroom 1. 12'4" maximum x 9'3" (3.76m maximum x 2.82m)

Benefitting from stripped and polished floorboards, a central heating radiator and a window looking out over the gardens.

Bedroom 2. 11'5" x 7'2" (3.48m x 2.18m)

With a built in cupboard, newly fitted carpet, a central heating radiator and a window to the front elevation.

Bathroom

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. Tiled splash backs and flooring, central heating radiator and a window.

OUTSIDE

Garden

This attractive garden is fully enclosed and enjoys a westerly aspect, perfect for the summer afternoon's and early evening sunshine. Stone flagged patio with decorative gravelling beyond and stocked shrubbed borders for easier maintenance.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street (Ilkley Road Approximately 20m from the house)

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 B. 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.

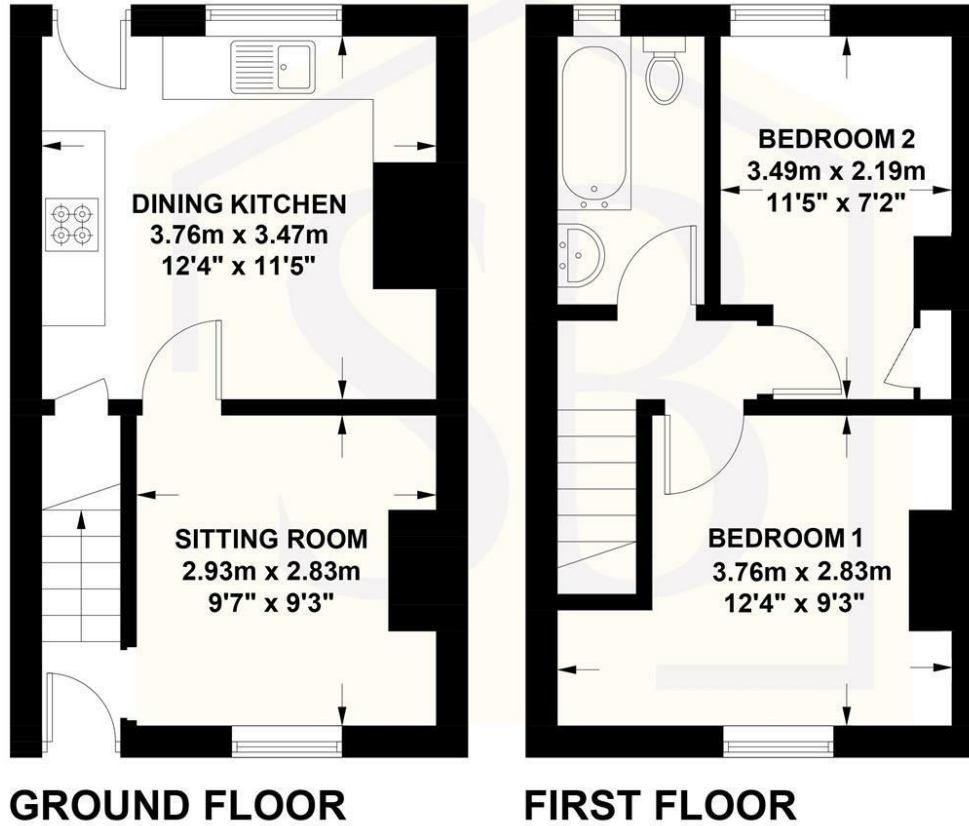
Please Note

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.



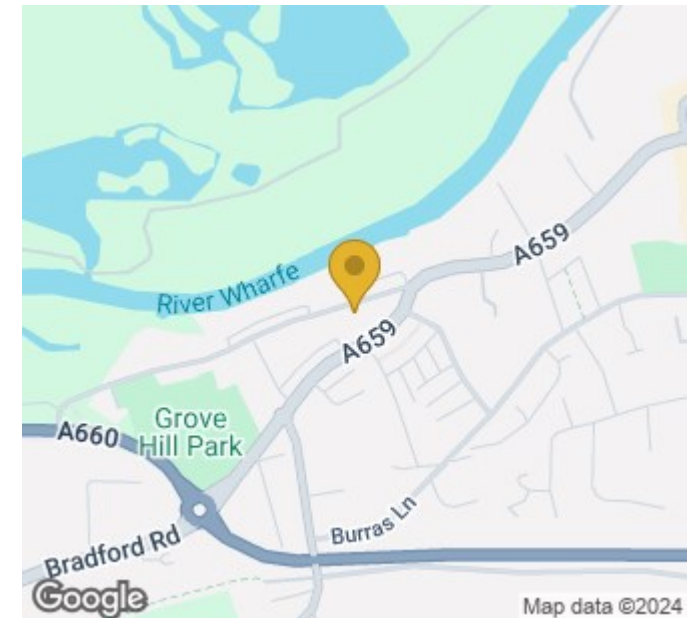
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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) plus) A			91
(81-91) B		71	
(69-80) C			
(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
E: info@shanklandbarracough.co.uk
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