



34 THE OVAL OTLEY LS21 2EE

Asking price **£325,000**

FEATURES

- Superbly Extended Semi-Detached Property
- Two Good Sized And Versatile Reception Rooms
- Well Equipped Kitchen With Integrated Appliances
- Driveway With Ample Parking And Single Garage
- Southeast Facing Garden With Flagged And Decked Areas
- Generous Entrance Hall With Cloakroom Off
- Open Plan Living Dining Area with Bi Folds To Rear Garden
- Three Double Bedrooms, En-Suite and House Bathroom
- Freehold / EPC Rating D / Council Tax Band C
- NO ONWARD CHAIN and Ideal For a Growing Family



Superbly Extended 3 Bedroomed Semi-Detached Family Home

A superbly extended three bedroomed semi detached property offering versatile and flexible accommodation ideally suited to a variety of buyers including families and those looking to downsize. To the ground floor the rear extension provides a terrific open plan living space ideal for modern living with two sets of bi-fold doors which leads onto the the attractive rear garden. The kitchen is very well equipped with a number of integrated appliances that flows into the living dining area with the principal sitting room situated off to the other side. There is a further reception room to the front which could be utilised as a lounge, home office or even another bedrooms with the ground floor being completed by an extremely useful entrance hall and downstairs cloakroom. On the first floor there are three double bedrooms with one benefiting from a dressing area and en-suite shower room with the house bathroom completing the living accommodation. Outside there is driveway providing ample off road parking, a single garage and southeast facing rear garden with decked and flagged areas as well as a pergola which provides an attractive feature. This house is offered with the advantage of having NO ONWARD CHAIN. to arrange a viewing, contact Shankland Barraclough Estate Agents in Otley.

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

Entrance Hall

A welcoming and spacious entrance hall, an ideal space for coats and shoes having a vaulted ceiling, tiled floor with electric underfloor heating, freestanding cupboards, radiator, stairs up to the first floor, window and upvc door to the front elevation.

Cloakroom

With a low suite w.c, pedestal wash hand basin and radiator.

Lounge 10'11" x 10'1" (3.33m x 3.07m)

A good sized room which could be utilised in a number of ways including an office, snug or another bedroom. Having a feature cast iron fireplace housing a living flame (will need checking before use as never been used by the current owner), ceiling cornice and rose, radiator and window to the front elevation.

Sitting Room 14'8" x 11'5" (4.47m x 3.48m)

A terrific principal reception room with opening through to the living dining area, having an inset stone fireplace housing an electric stove, fitted shelves either side of the chimney breast, radiator, ceiling cornice and rose.

Living Dining Area 23'8" x 8'7" (7.21m x 2.62m)

A superb open plan living space ideal for modern family living with joins the sitting room and kitchen enjoying an attractive outlook onto the rear garden through two sets of bi-folding doors. Laminate flooring, velux window and adjoining:

Kitchen 12'1" x 9'4" (3.68m x 2.84m)

A modern well equipped kitchen with an extensive range of cupboards, drawers, breakfast bar with pendant lighting and coordinating work surfaces having a tiled splashback. Inset stainless steel sink unit with mixer tap, integrated appliances including a fridge/freezer, washing machine, dishwasher and double electric over with a 5 ring gas hob having a stainless steel hood over. Recessed spotlights, radiator, understairs store cupboard and window and door to the side elevation.

First Floor

Landing

With window to the side elevation, cupboard housing the central heating boiler and access to the roof void.

Bedroom. 10'0" x 8'10" (3.05m x 2.69m)

With radiator and window to the rear elevation with an attractive outlook over the rear garden and glimpse views of The Chevin.

Dressing Area 8'0" x 7'9" (2.44m x 2.36m)

With space for a freestanding wardrobe, recessed spotlights and access into:

En-Suite Shower Room

With a generous tiled shower stall having a thermostatic shower, low suite w.c and wash hand basin. Heated towel rail, under floor heating, fully tiled walls and shaver point.



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Bedroom. 12'0" x 11'5" (3.66m x 3.48m)

With feature cast iron fireplace, ceiling cornice, radiator and window to the rear elevation.

Bedroom 11'0" x 10'2" (3.35m x 3.10m)

Another double bedroom with feature fireplace and window to the front elevation.

Bathroom

With a three piece suite comprising a tiled bath having a thermostatic shower over, low suite w.c and wash hand basin. Heated towel rail, fully tiled walls and floor, shaver point and window to the front elevation.

Outside

Standing on a good plot with a driveway to the front and side providing ample off road parking with a further gravelled area with flower borders. At the top of the drive there is a single garage 22'2" x 9'2" with an up and over door, light and power which leads to the southeast facing rear garden which consists of decked and flagged seating area with a pergola and flower borders.

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>

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

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.



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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.

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.

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.

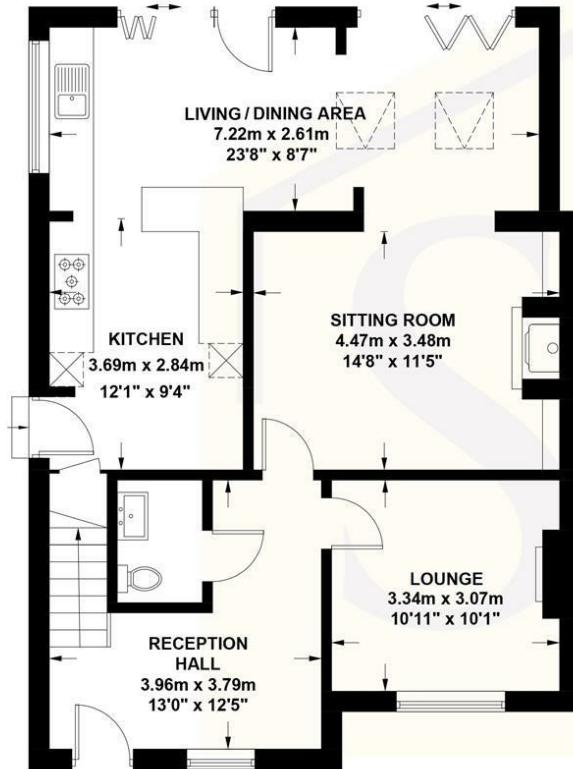
Please Note

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. 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.



GROUND FLOOR

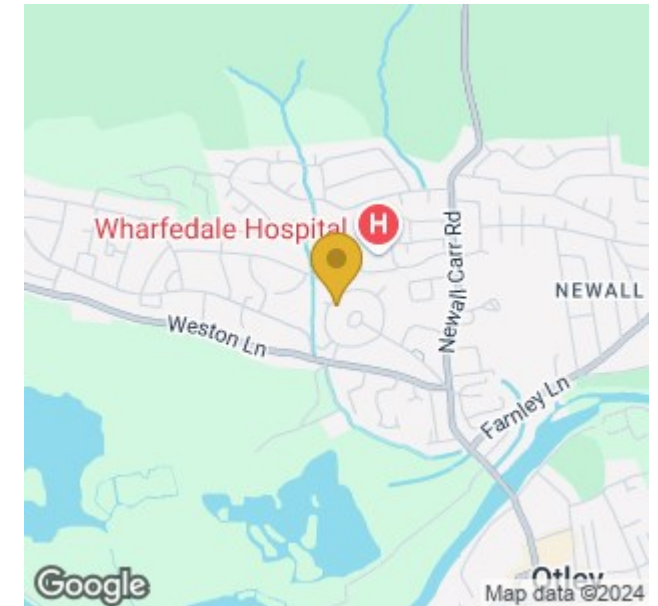


FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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



Call us on 01943 889010
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