



48 MAYLEA DRIVE, OTLEY LS21 3ND

Asking price £265,000

FEATURES

- Superb, Fully Modernised Three Bedroom Semi Detached House
- Fully Enclosed South Westerly Facing Garden & Private Driveway Parking
- Replastered, Re-Wired, Redecorated & New Floor Coverings Throughout
- Landing, Three Bedrooms & The House Bathroom To The First Floor
- Tenure Is Freehold & The Council Tax Band Is C
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Striking New Kitchen With Built In Appliances & A Smart New House Bathroom
- Entrance Hallway, Sitting Room & Kitchen To The Ground Floor
- Excellent Energy Efficiency Rating of C With Cavity Wall Insulation & 350mm Loft Insulation
- Truly Warranting An Appointment To View To Be Fully Appreciated



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Beautifully Appointed Three Bedroom Semi Detached With No Onward Chain

Ready to move straight into, this beautifully presented semi detached has been thoughtfully and tastefully modernised by our owner, creating a simply stunning turn key home, with great parking and a private fully enclosed rear garden that enjoys a south westerly aspect. From the moment you walk in to this fabulous home the quality shines through with crisp newly plastered and decorated walls, new floorcoverings throughout, new doors, wiring, radiators, lighting, everything is done. There is a striking new kitchen with built in appliances and a smart modern newly fitted house bathroom as well. Adding to the comfort of this home, the property has a great energy efficiency rating of C thanks to it having cavity wall insulation, 350mm loft insulation, low energy lighting throughout and the modern boiler. We strongly recommend an appointment to view this fantastic home, which can be easily arranged by contacting 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 a composite outer door to the side elevation with a window to its side, attractive new LVT flooring and the staircase to the first floor with new carpeting.

Sitting Room 15'1" x 10'10" (4.60m x 3.30m)

A lovely proportioned reception room, light and airy having two windows to the

front elevation, an abundance of power points in attractive brushed chrome for all todays appliances, sunken lighting, attractive LVT wooden effect flooring and two central heating radiators.

Kitchen 9'4" x 9'1" (2.84m x 2.77m)

Superbly designed and very well appointed, this striking new kitchen is very pleasing on the eye and practical to. The kitchen includes a built in Fridge-Freezer, dishwasher, microwave, washing machine, an electric oven and induction hob with an extractor hood over. The kitchen and drawer units are all finished with soft closers, have attractive metro styled tiles above the worksurfaces and a tall radiator in an anthracite grey. New LVT flooring, a window and a door to the rear garden. Useful pantry style cupboard that also provides space and plumbing for a washing machine.

First Floor Landing

Having newly fitted carpets, a window at the turn in the staircase and the access hatch to the loft.

Bedroom 1. 9'10" x 9'9" (3.00m x 2.97m)

Newly fitted carpets, a central heating radiator and a window to the front elevation.

Bedroom 2. 10'6" x 6'10" (3.20m x 2.08m)

Newly fitted carpet, a window to the rear looking over the garden and a central heating radiator.

Bedroom 3 or Study 9'9" x 5' (2.97m x 1.52m)

Newly fitted carpet, a window to the front elevation and a central heating radiator.

House Bathroom

Fitted with a new three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level wc. The bathroom is complemented by newly tiled walls and flooring, a chrome central heated towel rail and a window to the side elevation.



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Outside

To the front is a neat driveway providing good, private off road parking to the house. Moving around to the rear is an attractive fully enclosed garden that enjoys a south westerly aspect and includes a good sized patio in an Indian Stone, a useful large wooden shed for storage with light and power supplied and finally a good sized neat lawn.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Off Road 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 call 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.

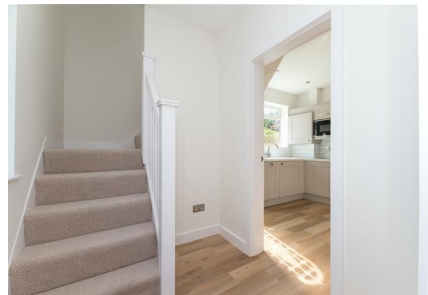
Viewing Arrangements

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.

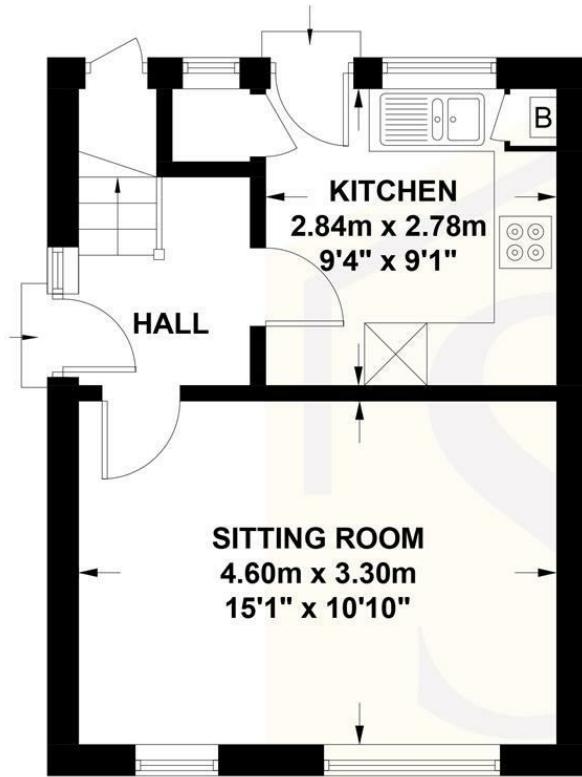
Please Note

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.

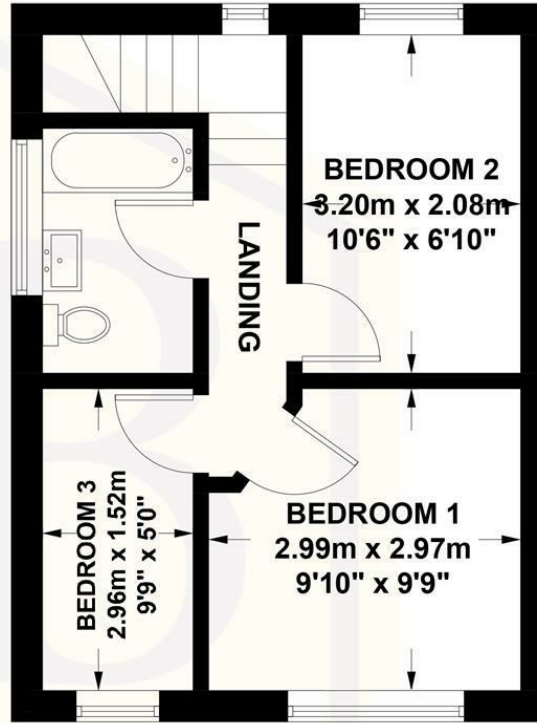


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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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
W: www.shanklandbarracough.co.uk

