



28 ASH GROVE, OTLEY LS21 3EL

Asking price £230,000

FEATURES

- Attractive Stone Built Inner Terraced House With Small Garden Areas To The Front & Rear
- Offered To The Market With The Advantage Of Having NO ONWARD CHAIN
- Ground Floor With A Sitting Room And A Dining Kitchen
- First Floor Includes The House Bathroom And The Two Good Sized Bedrooms
- Convenient Location, Just A Short Stroll From The Shops & Town Centre Amenities
- Fully Double Glazed & Gas Fired Central Heated
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Located Within The Beautiful Otley Conservation Area



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smart 2 Bedroom Inner Terrace Well Placed In The Popular Market Town Of Otley

Offered with the advantage of having NO ONWARD CHAIN, we are delighted to bring to the market this attractive stone built inner terraced house, located within a very popular and convenient locality just a few minutes walk from the town centre. The accommodation commences with a good sized welcoming sitting room with a focal fireplace, and a dining kitchen to the ground floor. Moving upstairs there are two good sized bedrooms and the house bathroom fitted with a three piece suite in white. Externally the house benefits from having a small walled garden area to the front, with a larger area, fully enclosed to the rear. Situated within the beautiful Otley Conservation Area, we strongly recommend an appointment to view, 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:

Sitting Room 13'10" x 13' (4.22m x 3.96m)

A lovely proportioned reception room having a focal inglenook fireplace to the chimney breast, a central heating radiator, ceiling cornice and picture rail. Window and door to the front elevation.

Dining Kitchen 13' x 10'1" (3.96m x 3.07m)

Offering a good range of fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen also provides provision for

an electric oven, plumbing for a washer and a central heating radiator. Useful deep understairs storage cupboard, window and door to the rear garden.

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'10" x 13' (4.22m x 3.96m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 13'3" x 7'1" (4.04m x 2.16m)

Two built in storage cupboards, a central heating radiator and a window to the rear elevation.

Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled splash backs, stripped and polished floorboards, a chrome central heated towel rail and a window to the rear elevation.

Outside

To the front is a small walled garden area. Moving around to the rear is a larger garden with a tree, walling and fencing. Outhouse store that also houses the central heating boiler.

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: On Street

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.



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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.

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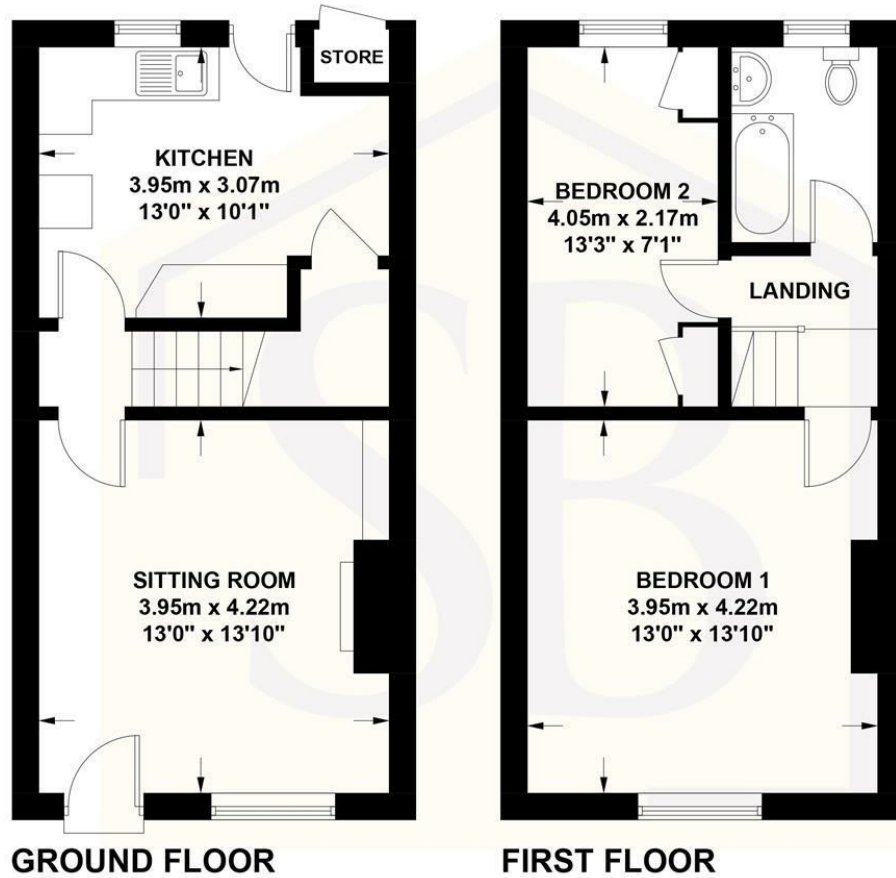
Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective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

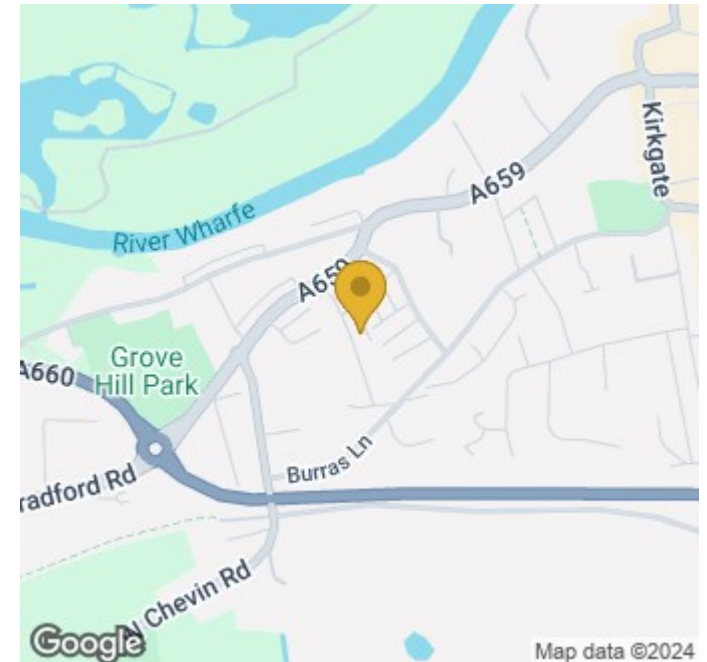


This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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@shanklandbarraclough.co.uk
W: www.shanklandbarraclough.co.uk

