



6 BELMONT AVENUE, OTLEY LS21 2DE

Asking price £265,000

FEATURES

- Brick Built Semi Detached Bungalow Located In A Peaceful & Popular Location
- Two Double Bedrooms, With Bedroom One Benefitting From Built In Wardrobes
- Sitting Room And Kitchen With Windows Looking Over The Rear Garden
- White Three Piece House Bathroom
- Neat Gardens, Privately Enclosed Too Three Sides, Southerly Facing To The Rear
- Private Driveway Parking And A Garage With A Useful Attached Store
- Offered With The Advantage Of Having NO ONWARD CHAIN
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Semi Detached Bungalow With A Southerly Facing Garden

Offered with the advantage of having NO ONWARD CHAIN, this two bedroomed semi detached bungalow is set within an attractive private garden that enjoys a southerly aspect to the rear, has good parking and a garage. Complemented by sealed unit double glazing and gas fired central heating, the property commences with a welcoming central hallway giving access to each room, with the bungalow well designed having the sitting room and the kitchen to the rear elevation, whilst the two double bedrooms are to the front. There is a house bathroom fitted with a three piece suite, a good sized entrance hallway to the side elevation, the perfect area to kick off muddy boots and wet coats following a countryside walk, which can be found just a few minutes walk from the property. Large floorboarded attic over the bungalow access via a fold down ladder to the entrance hallway. To arrange your viewing of this neat well maintained bungalow, 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:

Hall

A central hallway giving access to every room, a door to the front and the access hatch with a folding ladder to the loft. Cupboard housing the central heating boiler.

Sitting Room 13'4" x 11'9" (4.06m x 3.58m)

Fireplace to the chimney breast, a central heating radiator and a window to the rear.

Kitchen 11'10" x 9'1" (3.61m x 2.77m)

Fitted with a good number of cream shaker styled units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and four ring gas hob with an extractor hood over, together with space and plumbing for a washing machine. Central heating radiator and a window to the rear.

Side Hallway

The perfect area to kick off muddy boots and hang up those wet coats, this is a very useful space having windows and door to the garden and a central heating radiator.

Bedroom 1. 11'10" x 10'6" (3.61m x 3.20m)

Fitted wardrobes and cupboards to one wall, a central heating radiator and a window to the front elevation.

Bedroom 2. 10'5" x 8' (3.18m x 2.44m)

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 and a screen over, a wash hand basin and a low level wc. Complemented by tiled splash backs, a central heating radiator and a window to the rear elevation.

Attic

Folding down ladder to the hallway, this spacious attic has floorboards, a Velux styled window and offers scope to potentially be a hobbies room or just great easily accessible storage.

Outside

The house enjoys neat gardens to the front, side and southerly facing rear. Predominately laid to lawn together with sitting and patio areas, hedging and fencing. A double width driveway provides parking for two cars and leads to a garage with a useful attached store to its side.



Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

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>

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.

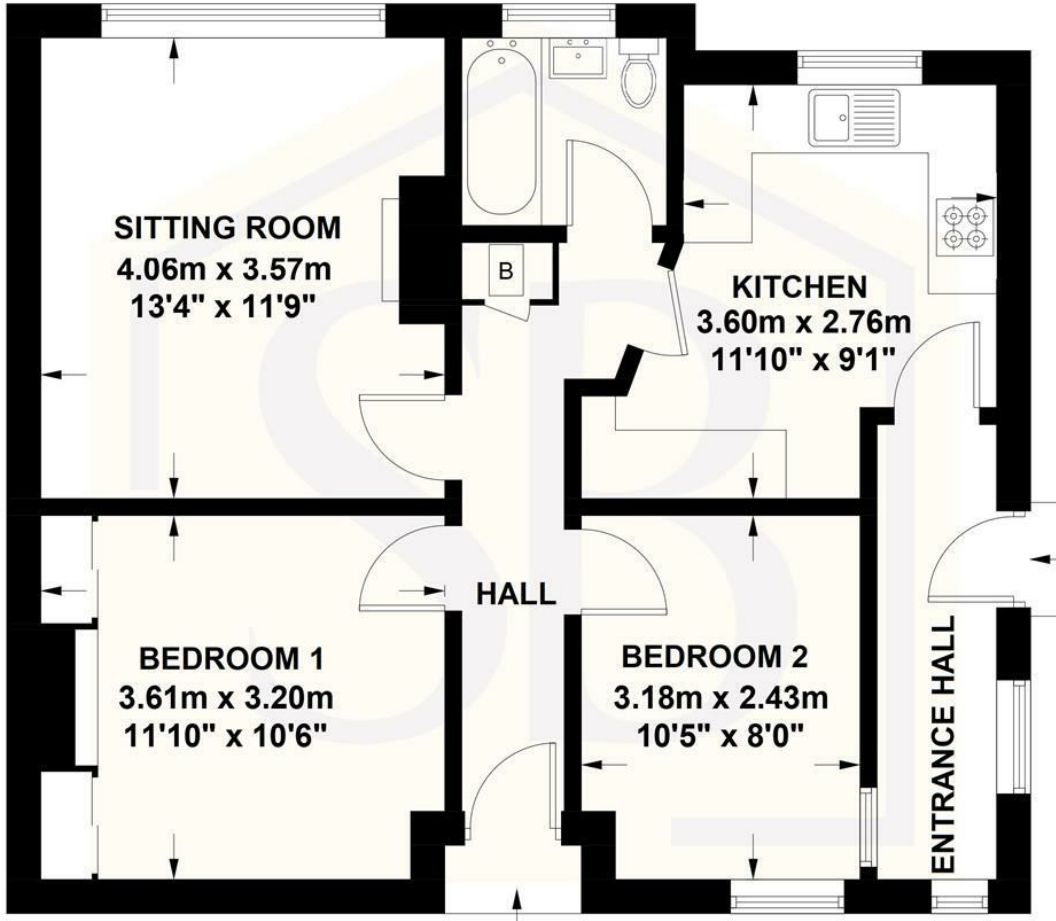
Please Note

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.



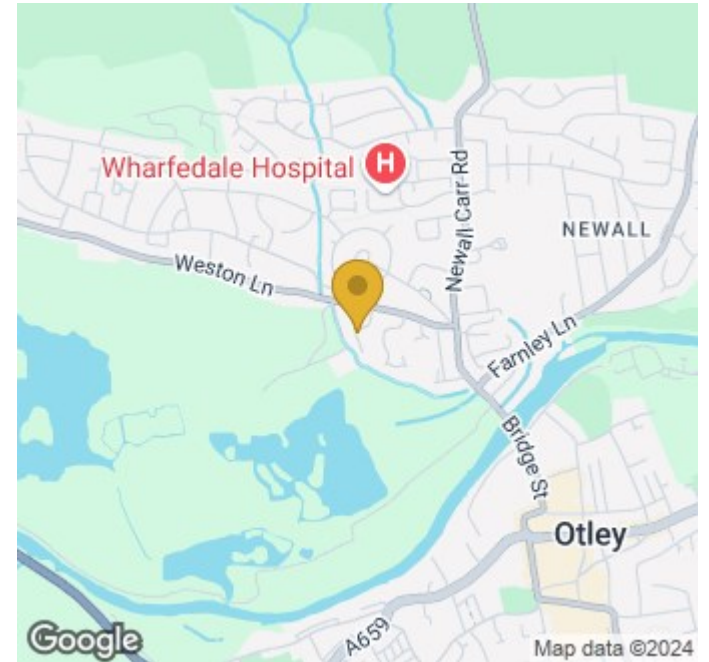
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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D	56	
(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

