



16 SMITHY LANE COOKRIDGE LS16 7LY

Asking price £475,000

FEATURES

- Substantial and Extended Detached Family Home
- Dining Room and Kitchen With Potential To Knock Through
- Four Good Sized Bedroom
- Spacious Driveway, Carport and Rear Garden
- Now In Need of Modernisation
- Entrance Porch, Entrance Hall & Generous Sitting Room
- Utility Room & Integral Garage
- House Bathroom and Shower Room
- Freehold / EPC Rating D / Council Tax E
- Popular Area Close to Schools and Amenities



SHANKLAND
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 ESTATE AGENTS

Substantial 4 Bedroomed Detached Now In Need Of Modernisation

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

Ground Floor

Porch

A useful entrance porch with double glazed entrance door and side screens giving access into:

Entrance Hall

A welcoming entrance hall, with ceiling cornice, radiator and stairs up to the first floor.

Sitting Room 17'6" x 12'3" (5.33m x 3.73m)

A spacious principal reception room enjoying a delightful dual aspect with window to the side and bay window to the front elevation. Feature stone fireplace housing a fitted gas fire and stone television shelf, two radiators and ceiling cornice with sliding doors into:

Dining Room 11'2" x 11'0" (3.40m x 3.35m)

Again enjoying a dual aspect with window to the side and further window to the rear elevation overlooking the rear garden. Ceiling cornice, two radiators and door into the kitchen with the potential to open up into a dining kitchen subject to the necessary approvals.

Kitchen 14'2" x 7'10" (4.32m x 2.39m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset stainless steel sink unit with mixer tap and integrated electric oven with a four ring gas hob having an extractor over. Plumbing for an automatic washing machine and dishwasher, space for another under counter appliance, radiator and ceiling cornice. Blocked up fireplace, understairs cupboard, further storage cupboard and utility room off.

Utility Room

A useful space for additional appliances with fitted shelving, window and door to the rear elevation.

Integral Garage 20'2" x 8'5" (6.15m x 2.57m)

With an up and over door, light and power as well as having the benefit of integral access into the utility room.

First Floor

Landing

With ceiling cornice and access into the part boarded roof void.

Bedroom 1. 15'9" x 11'4" (4.80m x 3.45m)

A spacious master bedroom providing room for a range of wardrobes and drawers, radiator and enjoying a dual aspect with window to the side and bay window to the front elevation.

Bedroom 2. 13'5" x 11'4" (4.09m x 3.45m)

Another generous double bedroom again enjoying a dual aspect with window to the side and rear elevation overlooking the rear garden. Ceiling cornice and radiator.

Bedroom 3. 13'2" x 8'3" (4.01m x 2.51m)

With ceiling cornice, radiator and window to the front elevation.

Shower Room

Having a white three piece suite comprising a tiled shower stall with thermostatic shower, low suite w.c and pedestal wash hand basin. Fully tiled walls, heated towel rail, shaver point and window to the side elevation.

Bedroom 4. 8'5" x 8'0" (2.57m x 2.44m)

Ideal for a study or a guest bedroom with ceiling cornice, radiator and window to the front elevation.

Bathroom

With a white three piece suite comprising a panelled bath, low suite w.c and pedestal wash hand basin. Fully tiled walls, linen cupboard and window to the side elevation.

Outside

To the front of the property there is a generous flagged driveway providing ample off road parking for numerous vehicles as well as a car port to the side of the property providing further parking. Lawned areas with flower borders either side of the drive with access around both sides of the property to the predominately lawned rear garden with flower borders, greenhouse and enjoying a flagged patio ideal for outdoor entertaining.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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 three of the four main carriers (Three, O2 and Vodafone). 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 E. 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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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.

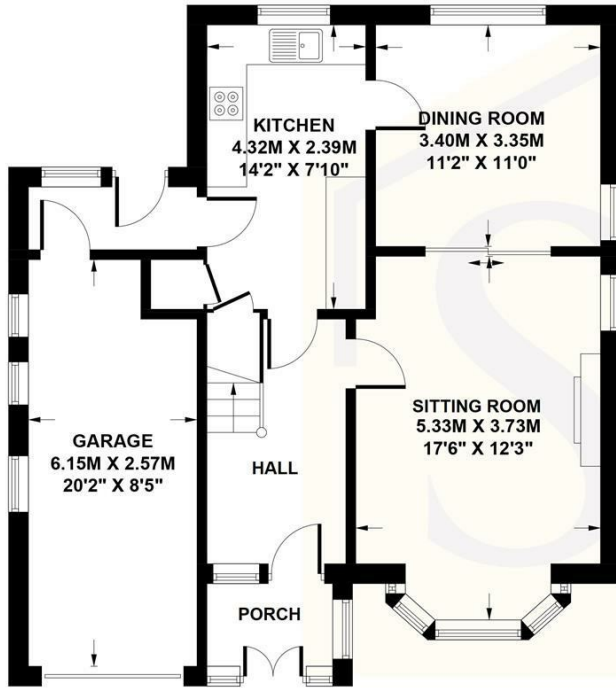
General

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.



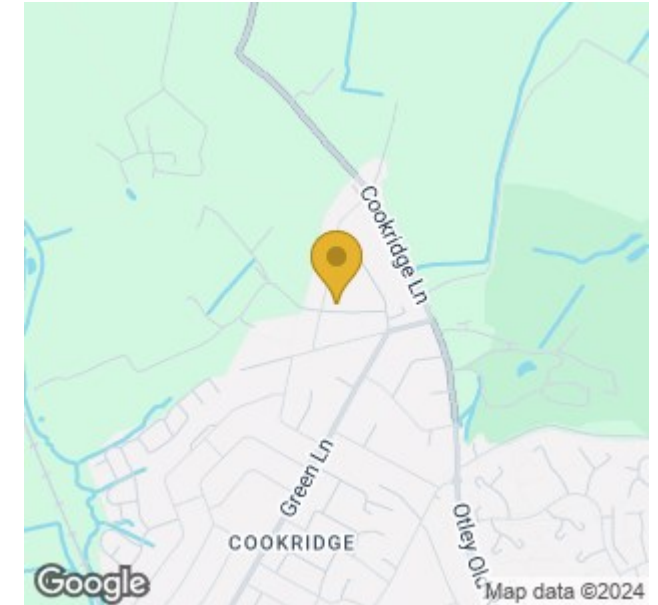
GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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.



Call us on 01943 889010
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

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