



18 ROMBALDS VIEW, OTLEY LS21 2DS

Asking price £265,000

FEATURES

- Beautifully Presented Three Bedroomed Brick Built Town House
- Smart Modern Appointed Dining Kitchen & A Sitting Room To The Ground Floor
- Gas Central Heating and Sealed Unit Double Glazing
- Easy Walking Distance Of Excellent Schools Including Prince Henry's Grammar School
- Valuable Off Road Parking To The Front & A Southerly Facing Garden To The Rear
- Three Bedrooms & A Modern House Bathroom To The First Floor
- Popular Neighbourhood Ideal For First Time Buyers & Families
- EPC Rating D / Tenure Freehold / Council Tax Band B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom Town House With A Southerly Facing Garden

A smartly presented three bedroomed town house, ready to move straight into and complemented by a modern kitchen, bathroom, newly fitted carpets and fresh decorations. With private off road parking to the front and a southerly facing garden to the rear, the property commences with an entrance porch to a hallway, a lovely square sitting room with a modern fire inset to the chimney breast and a dining kitchen with a smart modern range of fitted units with built in appliances and French doors that open to the rear garden. Moving up to the first floor is a landing, three bedrooms, two doubles and one single, together with a modern appointed bathroom. To arrange a viewing on this property, please 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:

Entrance Porch

Window and door to the front elevation. Further door opening in to the hallway.

Hallway

Staircase to the first floor with a useful understairs storage cupboard below.

Sitting Room 12'10" x 12'7" (3.91m x 3.84m)

Window to the front elevation and a central heating radiator.

Dining Kitchen 19' x 9'3" (5.79m x 2.82m)

Having a clear kitchen area and dining area which has French doors to the rear garden and a central heating radiator. The kitchen area offers a comprehensive range of smart modern fitted units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a built in electric oven and four ring gas hob, integrated dishwasher and fridge. Window and door to the rear.

First Floor Landing

Cupboard housing the central heating boiler and access to the following rooms:

Bedroom 1. 12'10" x 12'2" (3.91m x 3.71m)

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

Bedroom 2. 14'1" x 9'10" (4.29m x 3.00m)

Central heating radiator and a two windows to the rear elevation.

Bedroom 3. 8'5" x 7'11" (2.57m x 2.41m)

Central heating radiator and a window to the front elevation.

Bathroom

Fitted with a smart modern 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. Complemented by tiled splash backs, a chrome central heated towel rail and two windows to the rear elevation.

Outside

To the front is private off road parking. Moving around to the rear is a fully enclosed garden that enjoys a southerly aspect and has an outhouse utility with plumbing for a washer, light and power points.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Off Road



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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, being EE, O2 and Vodafone. 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.

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.



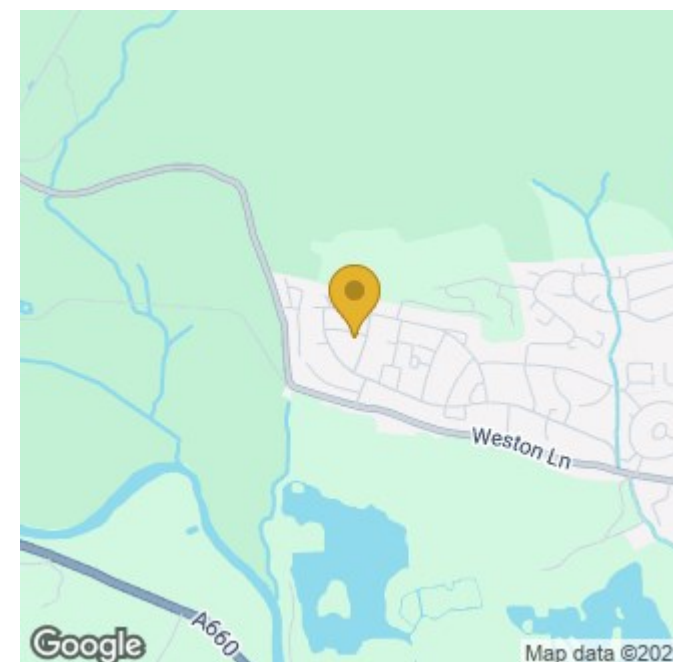
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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