



# 23 RUMPLECROFT, OTLEY LS21 2RE

**Asking price £271,450**

## FEATURES

- Semi Detached House, Ideal Home For A Young Growing Family
- Through Sitting & Dining Room Together With A Kitchen To The Ground Floor
- Gas Fired Central Heating And Sealed Unit Double Glazing, Cavity Wall Insulation
- On Street Parking & A Single Garage Located To The Garage Block
- Three Bedrooms And An Occasional Attic Room With Staircase Access
- Four Piece House Bathroom Located To The First Floor
- Neat Easy To Maintain Gardens To The Front And Rear
- EPC Rating D / Tenure Freehold / Council Tax C



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 3 Bedroom Semi Detached With Gardens & Garage

With Lovely views from many of the windows, this elevated semi detached house provides ideal accommodation for a young growing family and is very well placed for the highly regarded local schools including Prince Henry's Grammar School. The property with gas fired central heating and sealed unit double glazing, commences with a welcoming hallway. This gives access to the kitchen and to the light and airy through sitting room and dining room. To the first floor is the house bathroom and three bedrooms, two doubles and a small single, currently used as the perfect home office. A staircase leads up to an attic room, an ideal hobbies area or occasional room. Externally there are neat easy to maintain gardens to the front and to the rear. The property also benefits from having a single garage, located in the garage block at the beginning of the road. To arrange your viewing of this fine home, 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 Hallway

Via a composite outer door with a half glazed side panel to the front elevation, a further window to the side elevation and a central heating radiator. Staircase to the first floor with a useful understairs storage cupboard below that also houses the central heating boiler.

## Sitting & Dining Room 23'11" x 11'2" max (7.29m x 3.40m max)

A lovely light and airy reception room having windows to the front and rear elevations. Focal fireplace with an electric fire inset and two central heating radiators.

## Kitchen 10' x 7'11" (3.05m x 2.41m)

Well appointed with a range of fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a built in electric oven with a four ring gas hob and extractor hood over. Plumbing for a washing machine, a further pantry style cupboard providing ideal space for a condensing tumble dryer, a window to the side elevation and a half glazed door to the rear garden.

## First Floor Landing

Window to the side elevation and access to the following rooms:

## Bedroom 1. 12'11" x 10'3" (3.94m x 3.12m)

Central heating radiator and a window to the front elevation.

## Bedroom 2. 10'5" x 10'2" (3.18m x 3.10m)

Central heating radiator and a window to the rear elevation.

## Bedroom 3. 6'5" x 5'11" (1.96m x 1.80m)

Currently used as an office, having a central heating radiator and a window to the front elevation.

## Bathroom

Fitted with a four piece suite including a panelled bath, a step in shower cubicle, wash hand basin and a low level wc. Tiled walls and flooring, a central heating radiator and a window to the rear.

## Attic / Occasional Room 16'10" max x 11' (5.13m max x 3.35m)

Staircase from the first floor landing leads up to the attic which has been floored, plastered and had a Velux style window to the rear elevation fitted. Eaves storage cupboards and a central heating radiator.



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### Outside

The property benefits from having neat easy to maintain gardens to both the front and private rear. Parking can be found to the street or to the single garage located in the garage block at the beginning of the road. Access to the property is via the footpath to the front with steps up to it found at either end of the pathway.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On street and to the single garage found to the garage block at the beginning of the street.

### Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### 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>

### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### 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](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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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**

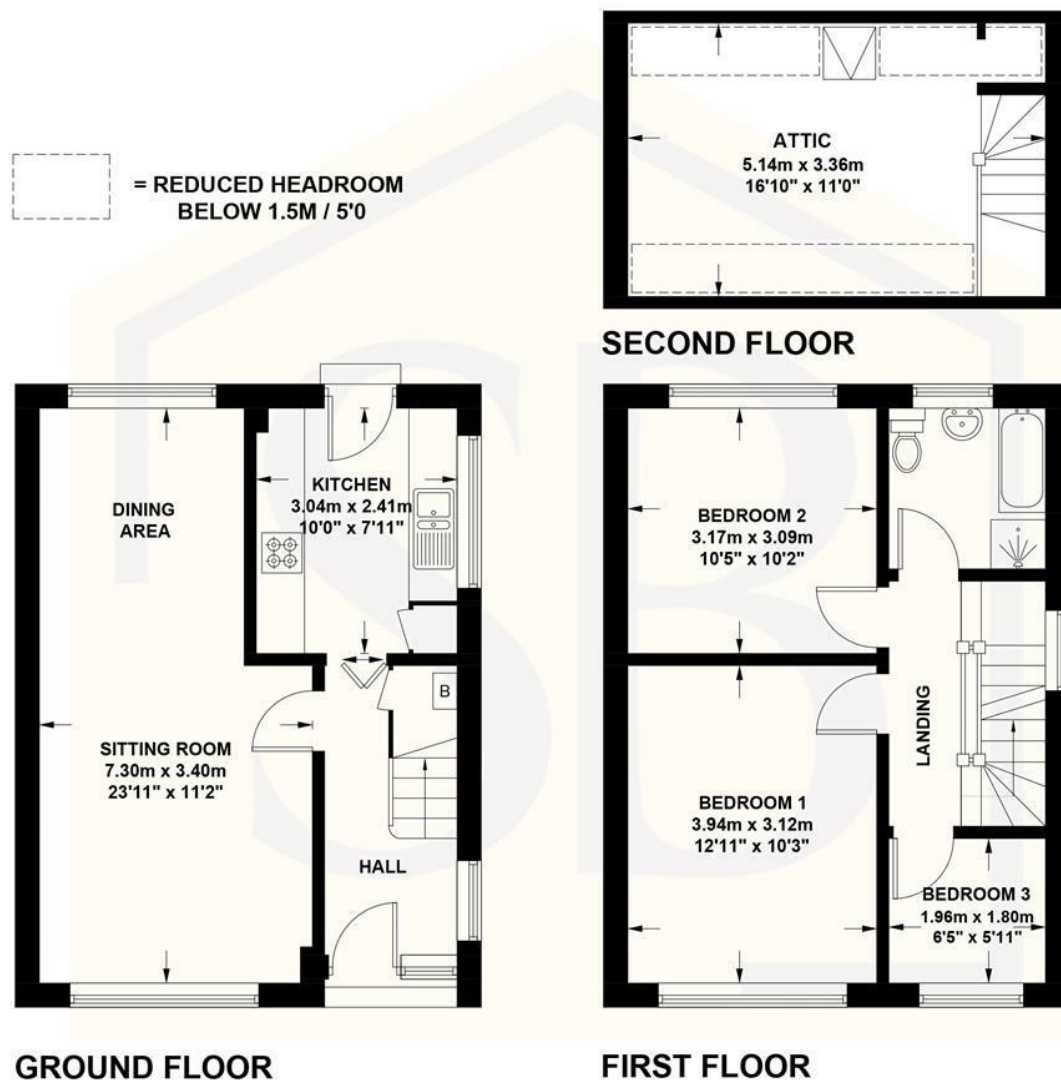
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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 2025.

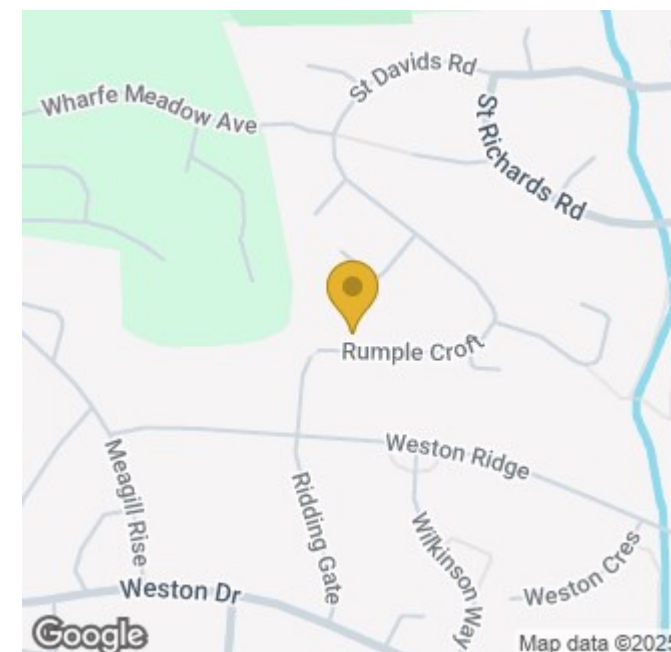


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

80

62

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  
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