



4 WEST VIEW ARTHINGTON OTLEY LS21 1NW

Asking price £260,000

FEATURES

- Attractive Brick Built Former Railwayman's Cottage
- Smart Modern Dining Kitchen With Integrated Appliances
- Valuable Shower Room & WC To The Ground Floor, Full House Bathroom To The First Floor
- Lovely Location Close To Beautiful Open Countryside
- Gated Parking And A Fully Enclosed Westerly Facing Garden
- Sitting Room With Painted Brick Chimney And Matching Arched Alcove
- Two Double Bedrooms
- EPC Rating F / Tenure Freehold / Council Tax B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Pretty 2 Bedroom 2 Bathroom Railwayman's Cottage

A charming and very well presented two bedroomed former railwayman's cottage located within the picturesque hamlet of Arthington. This attractive property includes private gated parking and a lovely fully enclosed garden that enjoys a westerly aspect for the afternoon and early evening sun. The accommodation includes a sitting room looking over the gardens, a smart modern appointed dining kitchen which also benefits from having integrated appliances included and the valuable asset of a modern downstairs shower room and wc. To the first floor there are two double bedrooms and a smart three piece house bathroom. To arrange a viewing on this pretty cottage, please contact Shankland Barraclough Estate Agents in Otley.

The accommodation with LPGAS FIRED CENTRAL HEATING To Most Rooms, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Hall

With an outer door to the garden and the staircase to the first floor.

Sitting Room 13'6" x 13'5" (4.11m x 4.09m)

Window looking over the garden, a central heating radiator and painted brick chimney breast with match arched alcove.

Dining Kitchen 16'6" x 8'11" (5.03m x 2.72m)

Offering a comprehensive range of modern fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge-freezer and dishwasher, a recess to the chimney breast providing space for a range style cooker and with a fitted extractor hood over. Window to the front elevation and a modern composite door also to the front.

Inner Lobby

Built in cupboard and a window to the side elevation.

Shower Room & WC

Fitted with a three piece suite in white comprising a walk in shower with a

glazed screen, a wash hand basin and a low level wc. Complemented by waterproof wall boarding, a chrome heated towel rail and a window.

First Floor Landing

With access to the following rooms:

Bedroom 1. 16'8" max x 10'3" (5.08m max x 3.12m)

Window looking over the gardens.

Bedroom 2. 12'1" x 9'3" max (3.68m x 2.82m max)

Built in wardrobe/cupboard, a central heating radiator and a window to the front.

House Bathroom 7'11" x 6'11" (2.41m x 2.11m)

Fitted with a three piece suite in white comprising a panelled bath, a wash hand basin and a low level wc. Central heating radiator and a window to the front elevation.

Outside

To the front the property has a private gated driveway providing off road parking. There are three valuable outhouse stores, also to the front. Moving around to the rear is a lovely westerly facing garden with Indian stone patios to both ends of the garden, with a neat lawn between, all fully enclosed by fencing.

Tenure And Services

Tenure: Freehold

Mains Water, Drainage & Electric. The Heating Is LPGas

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Standard Broadband up to 27 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>



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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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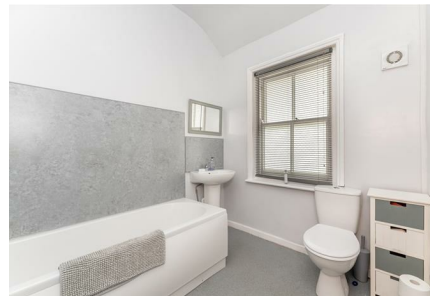


Offer Acceptance & AML Regulations

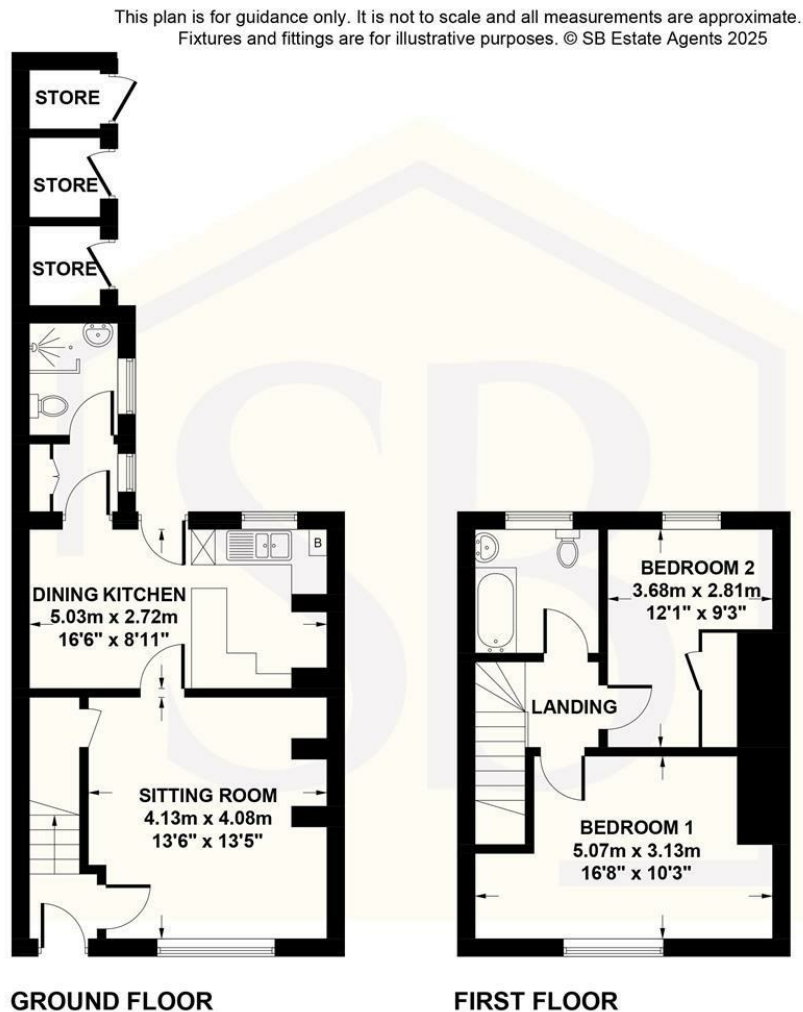
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	33	
(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
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W: www.shanklandbarracrough.co.uk