



3 WHARFEDALE MEWS, OTLEY LS21 1SS

Asking price £270,000

FEATURES

- Immaculate Recently Modernised Two Bedroomed Semi Detached House
- Striking Modern Three Piece House Bathroom
- Private Off Road Parking To The Front
- EPC Rating C / Tenure Freehold / Council Tax C
- Attractive Modern Fitted Dining Kitchen
- Lovely Westerly Facing Garden To The Rear
- Very Popular & Convenient Locality Within Easy Walking Distance Of The Town Centre
- An Internal Viewing Is Highly Recommended



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Centrally Located Modernised Two Bedroom Semi Detached House

An immaculate two bedroomed semi detached house with an attractive westerly facing rear garden and private off road parking, located within a much sought after and highly regarded neighbourhood. Ideally placed in a quiet locality, yet conveniently set approximately a ten minute stroll from the town centre together with beautiful river and countryside walks making this a must see home. The property boasts several improvements including a striking modern appointed kitchen and bathroom. The living space is to the rear which has two sets of French doors opening to the rear garden, perfect for those long summer days / evenings. The accommodation itself commence with an entrance hall to the sitting room which is open plan through to the dining kitchen. The first floor includes a landing, two good bedrooms and the smart modern house bathroom. To arrange your viewing of this lovely home, contact Shankland Barraclough Estate Agents in Otley for your appointment to view.

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 Hall

Via a composite outer door to the front elevation.

Sitting Room 13'11" x 11'8" (4.24m x 3.56m)

With attractive wooden flooring, a central heating radiator and French doors to the rear garden.

Dining Kitchen 11'8" x 9'1" (3.56m x 2.77m)

Offering an attractive range of modern appointed wall and base units having worksurfaces over, a one and a half bowl sink unit inset and tiled splash backs surrounding. This smart kitchen includes an integrated dishwasher, plumbing for a washer, a built in electric oven and induction hob with an extractor hood over. Light and airy having a window to the front and French doors to the rear garden.

First Floor Landing

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

Bedroom 1. 11'8" x 9'11" (3.56m x 3.02m)

Window to the rear elevation and a central heating radiator.

Bedroom 2. 11'8" x 6'1" (3.56m x 1.85m)

Central heating radiator and a windows to both the front and rear elevations.

House Bathroom

An attractive modern three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin with a vanity cupboard below and illuminated mirror over and a low level wc. Complemented by modern tiled walls, a chrome central heated towel rail and a window.

Outside

To the front is parking for two cars and a small neat lawn. A pathway leads around to the side. The rear garden is a good size and enjoys a westerly aspect, perfect for the summer sunshine and is predominately laid to lawn, together with a flagged patio, enclosed by fencing. Timber shed for storage.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Offer Acceptance & AML Regulations

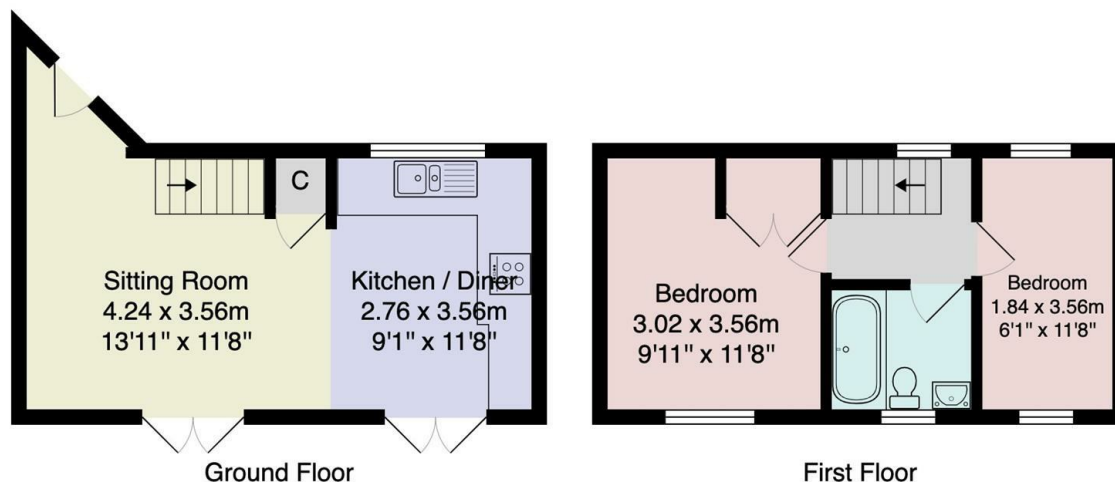
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 52.3 m² ... 562 ft²

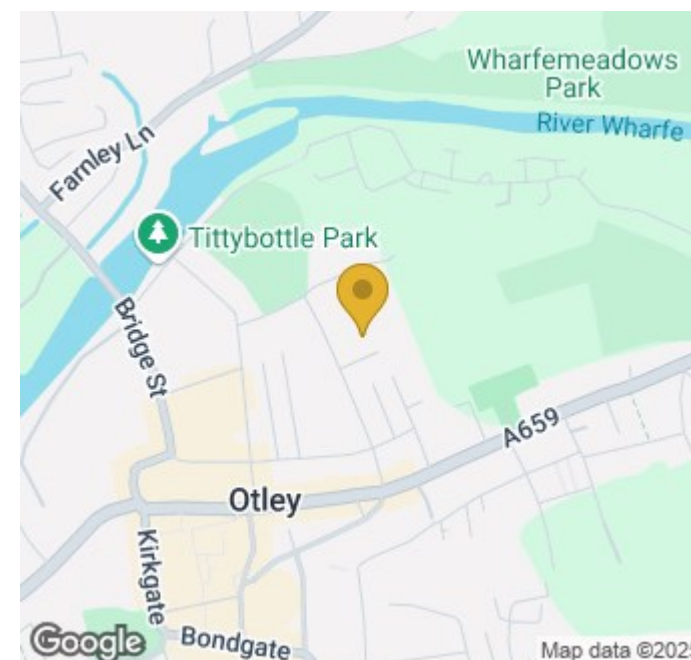
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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.



T: Call us on 01943 889010

E: info@shanklandbarracclough.co.uk

W: www.shanklandbarracclough.co.uk

SHANKLAND
BARRACLOUGH
ESTATE AGENTS