



# 9 SAVILLE COURT, OTLEY LS21 3HG

**Asking price £285,000**

## FEATURES

- Centrally Located Three Bedroomed Semi Detached House
- Sitting Room & Dining Kitchen To The Ground Floor
- Bathroom (Fitted With A Walk In Shower) To The First Floor
- EPC Rating D / Tenure Freehold / Council Tax C
- Neat Easy To Maintain Gardens, Garage And Parking
- Three Bedrooms To The First Floor
- Gas Central Heated & Sealed Unit Double Glazing
- NO ONWARD CHAIN



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Centrally Located Three Bedroom Semi With On Onward Chain

Ideally located just a short walk from Waitrose and Otley town centre with its excellent array of shopping outlets and amenities, this three bedroom semi detached house is offered with the advantage of having NO ONWARD CHAIN. The property stands within neat easy to maintain gardens to the front and rear, together with providing a garage and parking. Internally the accommodation is arranged over the two floors and commences with an entrance porch. This leads into the sitting room and finally to the rear is a dining kitchen. The first floor incorporates three bedrooms, two doubles and one single, together with the house bathroom, currently fitted with a walk in shower. To arrange your appointment to view, 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 DOWNSTAIRS & GAS WALL HEATERS UPSTAIRS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Porch

uPVC outer door and window to the front elevation.

## Sitting Room 14'11" max x 13'9" (4.55m max x 4.19m)

Gas living flame fire, a central heating radiator, window to the front elevation and the staircase to the first floor.

## Dining Kitchen 14'11" x 9'5" (4.55m x 2.87m)

Fitted range of wall and base units having worksurfaces over and a sink unit inset. Provision for a gas cooker, plumbing for a washer, the central heating boiler, window and door to the rear garden and a central heating boiler.

## First Floor Landing

Built in storage cupboard over the bulkhead and access to the following rooms:

## Bedroom 1. 12'11" x 8'8" (3.94m x 2.64m)

Fitted wardrobes, a window to the front elevation and a gas wall heater.

## Bedroom 2. 10'3" x 8'8" (3.12m x 2.64m)

Fitted wardrobes, a window to the rear elevation and a gas wall heater.

## Bedroom 3. 8'7" x 5'8" (2.62m x 1.73m)

Window to the front elevation.

## Bathroom

Fitted with a three piece suite comprising a walk in shower with glazed screens, a low level wc and a wash hand basin. Electric heated towel rail.

## Gardens, Parking & Garage

The property stands within easy maintenance gardens to the front and the rear. A garage is attached to the side and provides parking in front of it.

## Tenure and Services

Tenure: Freehold

All Mains Services Connected

## 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>



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### 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.

### 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**

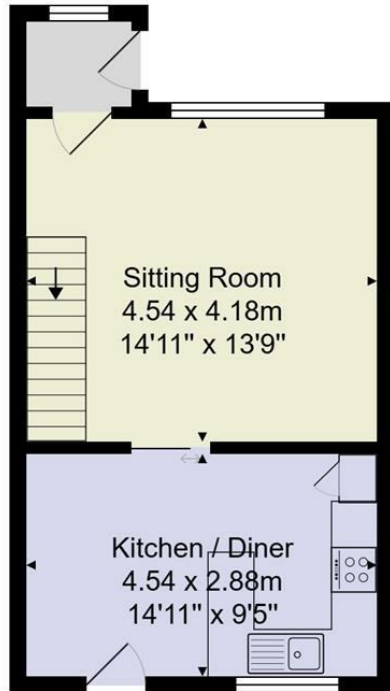
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

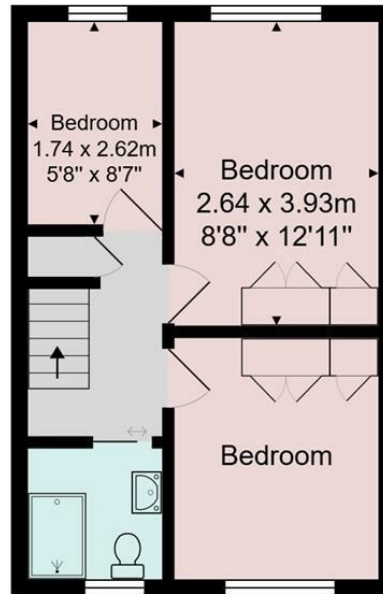
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

Total Area: 67.3 m<sup>2</sup> ... 724 ft<sup>2</sup>

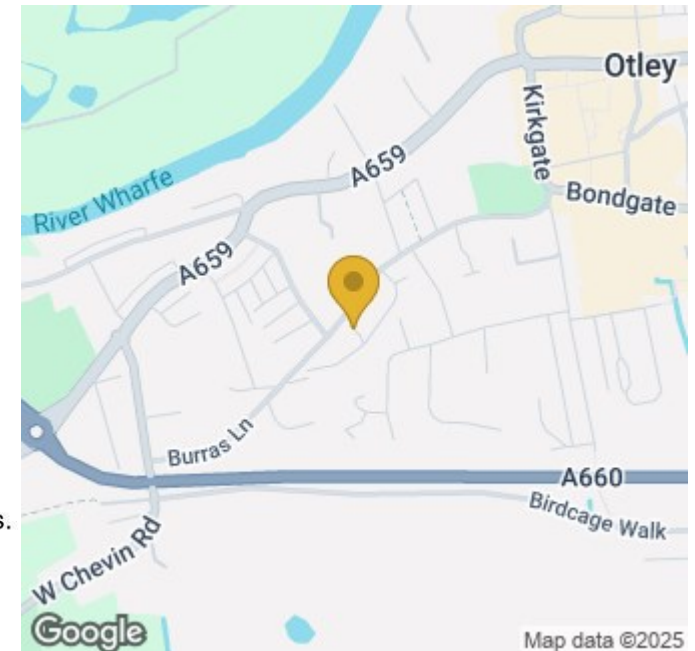
All measurements are approximate and for display purposes only.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:info@shanklandbarracrough.co.uk)**

**W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)**

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