



51 THE CROSSWAYS, OTLEY LS21 2AS

Asking price £275,000

FEATURES

- Simply Stunning Semi Detached House Extended To The Rear
- Attractive Sitting Room & A Valuable Downstairs WC Also Found To The Ground Floor
- New Render, Roof & Anthracite Double Glazing All Added In Recent Years
- Superb Long Fully Enclosed Garden To The Rear
- Fabulous Modern Dining Kitchen With Bi-Folding Doors To The Rear Garden
- Two Double Bedrooms & The House Bathroom To The First Floor
- Private Driveway Parking To The Front For Two Cars
- EPC Rating D / Council Tax B / Tenure Freehold



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Stunning Extended Semi Detached With An Excellent Garden & Parking

++ OPEN DAY SATURDAY 3RD MAY 10AM - 12 NOON RING NOW TO GUARANTEE YOUR VIEWING TIME ++ A simply stunning example of a beautifully presented extended semi detached house with parking to the front and a lovely long garden to the rear. Truly worthy of an appointment to view, this fine home includes a fantastic extended dining kitchen with Bi-Folding doors to the enclosed rear garden and a smart modern range of kitchen units. The ground floor also offers a valuable cloakroom facility and an attractive sitting room. Moving upstairs there is a landing, two double bedrooms and the house bathroom. Neat parking to the front for two vehicles. The rear garden includes a neat stone paved patio area directly from the kitchen's bi-folding doors, a neat lawn of great proportions and a decked sitting area to the top of the garden. Backing on to allotments the house is not directly overlooked to the rear. 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, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hall

Smart modern grey composite door to the front elevation, a central heating radiator and the staircase to the first floor.

Sitting Room 14' x 11'11" (4.27m x 3.63m)

Focal modern fire surround with a gas fire inset, a central heating radiator and a uPVC window to the front elevation.

Stunning Dining Kitchen 17' x 13'2" max (5.18m x 4.01m max)

Beautifully extended, this impressive dining kitchen is the perfect entertaining room to enjoy with friends and family. Superbly appointed with a modern range of wall and base kitchen units having quartz worksurfaces over and a sink unit inset. Space and plumbing for both a washer and a slimline dishwasher, contemporary grey flooring and a tall anthracite grey radiator. Velux windows and the bi-folding doors throw excellent natural light into this very special kitchen. The appliances, including the cooker and the American Fridge-Freezer in the kitchen are available by separate negotiation.

Downstairs WC

Fitted with a smart modern low level wc and a wash hand basin. Cupboard with the central heating boiler and window to the side elevation.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'1" x 10'11" (3.68m x 3.33m)

A lovely principle bedroom having a built in wardrobe, a central heating radiator and a uPVC window.

Bedroom 2. 9'5" x 8'1" (2.87m x 2.46m)

Central heating radiator and a uPVC window looking over the rear garden.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath, a wash hand basin and a low level w.c. Complemented by tiled flooring and splash backs to the walls, central heating radiator and a uPVC window to the rear elevation.

Outside

To the front is a neat tarmac double width driveway providing private off road parking. Moving around to the rear is a large fully enclosed garden which includes a neat stone flagged patio, a lawn of good proportions and a decked sitting area. The garden backs on to allotments so has the benefit of not being directly looked into from behind.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway Off Road

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>

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.

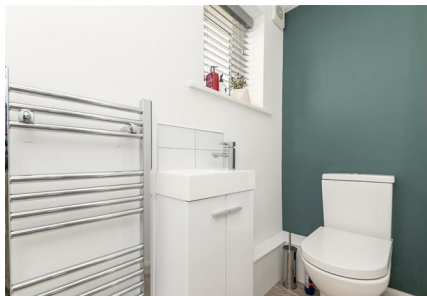
Viewing Arrangements

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



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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.

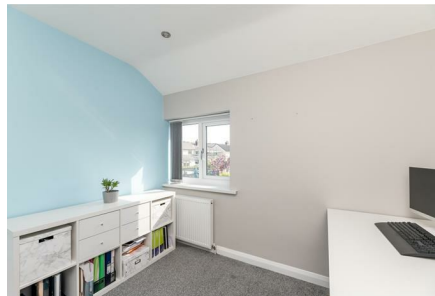
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

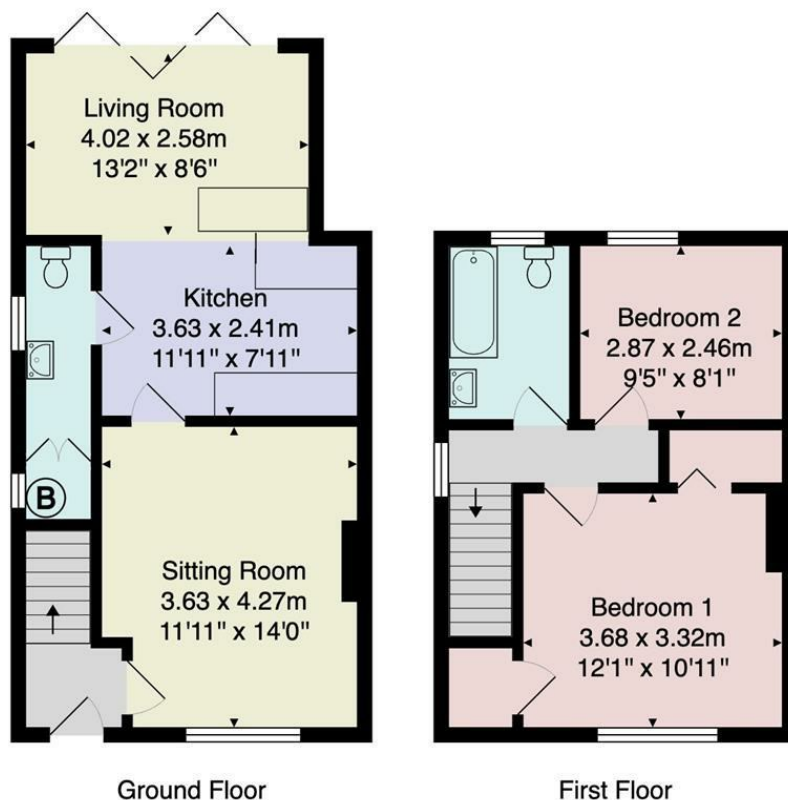
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 75.7 m² ... 814 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(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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