



68 THE OVAL, OTLEY LS21 2EE

Asking price £210,000

FEATURES

- Mature Semi Detached House Offering Great Potential
- 3 Good Sized Bedrooms
- Sitting Room & Dining Kitchen
- EPC Rating F / Tenure Freehold / Council Tax B
- Now In Need Of Modernisation
- House Bathroom
- Lovely Corner Plot, Privately Enclosed And Set Back From The Road
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

In need of modernisation, offering great potential for a new owner to create a lovely home and potential to extend (subject to gaining the required planning approvals) this three bedroomed semi detached house stands in a good corner plot and is offered with the advantage of having NO ONWARD CHAIN. The property briefly comprises an entrance hallway, a good sized sitting room, a dining kitchen and a bathroom, together with three good sized bedrooms. The gardens are mature with a lovely mix of shrubs, bushes and trees adding privacy and interest to the garden. To arrange your viewing of this property, 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 PARTIAL GAS FIRED CENTRAL HEATING, and with approximate room sizes, comprises:

Entrance Hallway

Via a modern composite outer door with two glazed insets, attractive tiled flooring and the staircase to the first floor.

Sitting Room 15'7" x 11'2" (4.75m x 3.40m)

Open fire to the chimney breast, stripped and polished floorboards, a window to the front elevation and a central heating radiator.

Dining Kitchen 14'6" x 8'1" (4.42m x 2.46m)

Old focal point range to the chimney breast, limited kitchen units which includes a sink inset to one. Windows and stable door to the rear garden.

Bathroom

Three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Window to the rear.

Landing

With access to the following rooms:

Bedroom 1. 15'4" x 9'10" (4.67m x 3.00m)

Stripped and polished floorboards, open fire to the exposed chimney breast, a window to the front and a central heating radiator.

Bedroom 2. 9'2" x 9'11" (2.79m x 3.02m)

Focal fireplace to the chimney breast, a central heating radiator and a window to the rear.

Bedroom 3. 10'11" x 6'9" (3.33m x 2.06m)

Window to the side elevation.

Outside

The property stands in a lovely plot, set on a corner the garden offers attractive mature gardens with a good selection of trees, shrubs and bushes to the front, side and rear.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

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.



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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.

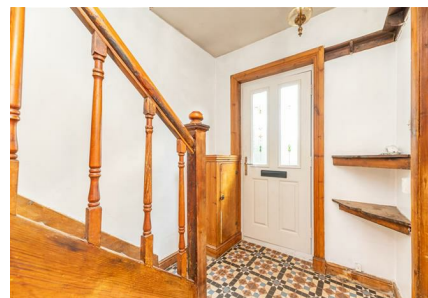
Opening Hours

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.



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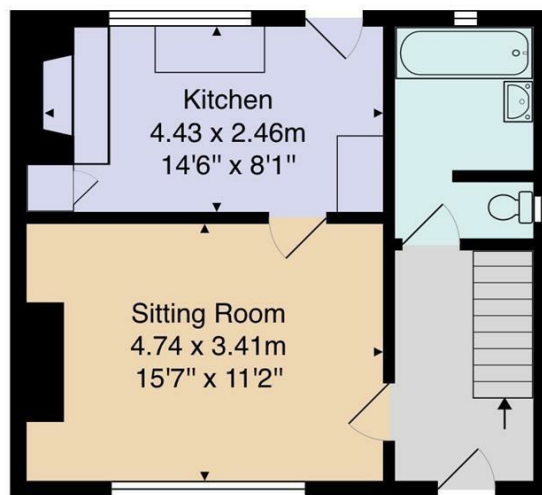
Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective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

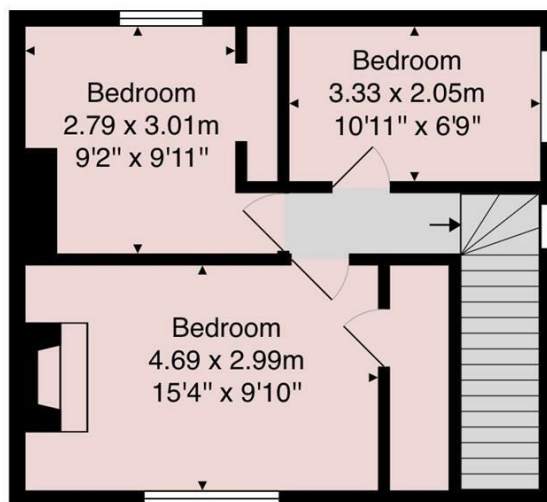
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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: 82.8 m² ... 891 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	32	
(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@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

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