



31 SUNNYDALE CRESCENT, OTLEY LS21 3LU

Asking price £275,000

FEATURES

- Three Double Bedroomed Semi Detached House
- Planning Permission Granted June 2023 To Open In To The Undeveloped Space & Extend
- Planning Works Would Create A Fabulous Living & Dining Kitchen
- Current Ground Floor Has A Sitting Room & A Kitchen
- Three Piece House Bathroom In White To The First Floor
- Good sized Corner Plot With Potential
- Very Popular Residential Neighbourhood
- EPC Rating D / Tenure Freehold / Council Tax C



**SHANKLAND
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ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

With planning permission already passed to extend the ground floor living space, this is a smartly presented semi detached house offering three double bedrooms which is truly worthy of an appointment to view. The planning allows for the undeveloped rear room to be brought in to the accommodation whilst also extending this space to create a fabulous living and dining kitchen with bi-fold doors to the garden and then landscaping of the rear gardens themselves. The current house is well presented and includes an entrance hall to the sitting room and a kitchen on the ground floor. The first floor has a landing and three bedrooms, all good doubles. To arrange a viewing 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

Via a glazed outer door to the front elevation, the staircase to the first floor and a door to the sitting room.

Sitting Room 13'3" x 11'6" (4.04m x 3.51m)

Focal arched fireplace with an electric fire inset, a lovely bay window to the front elevation and a central heating radiator.

(Current) Kitchen 11'4" x 8'7" (3.45m x 2.62m)

Fitted modern kitchen units with worksurfaces over, a sink unit inset and tiled

splash backs surrounding. Provision for an electric cooker, space and plumbing for a washer. Windows to the front and side elevations together with a door to the side patio.

Development Space 18'3" x 9'3" (5.56m x 2.82m)

Currently undeveloped and with limited head space, planning has been passed in June 2023 (application number 23/02232/FU) to develop this area together with giving permission to extend it to the side and add bi-folding doors to create the most fabulous living and dining kitchen areas. Copies of the plans can be seen on Leeds City Councils web site or if you would like paper copies please do let us know and we can provide those for you.

First Floor Landing

Window to the side elevation.

Bedroom 1. 11'11" x 11' (3.63m x 3.35m)

Central heating radiator and a bay window to the front elevation.

Bedroom 2. 11'4" x 9'1" plus recess (3.45m x 2.77m plus recess)

Central heating radiator and a window to the front elevation.

Bedroom 3. 10'7" x 8'10" (3.23m x 2.69m)

A good third double bedroom having a central heating radiator and a window to the rear elevation.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a mixer shower tap and a screen over, a wash hand basin and a low level wc. Decorative wall panelling, a central heating radiator and a window to the side elevation.

Outside

To the front and side is a neat flagged patio area. As part of the development / extension, the plan was at the same time landscape the gardens to create more level areas and enclose for privacy.

Tenure, Services And Parking

Tenure: Freehold



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All Mains Services Connected

Parking: On Street

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.

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

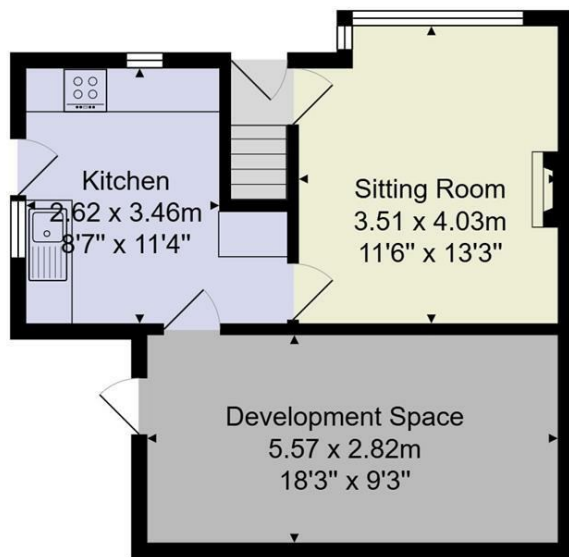
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

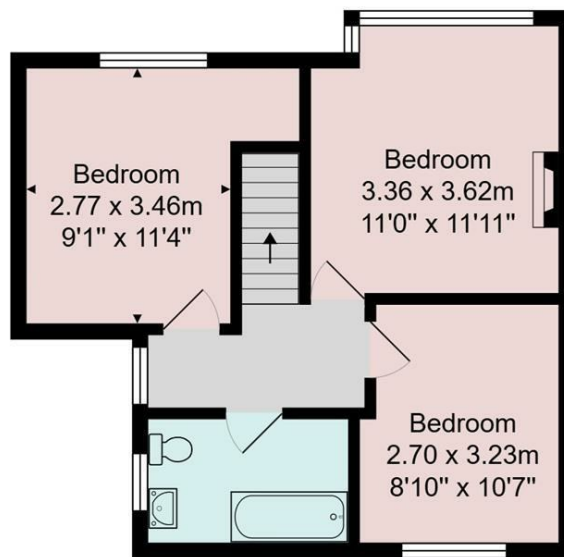
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Ground Floor



First Floor

Total Area: 86.2 m² ... 928 ft²

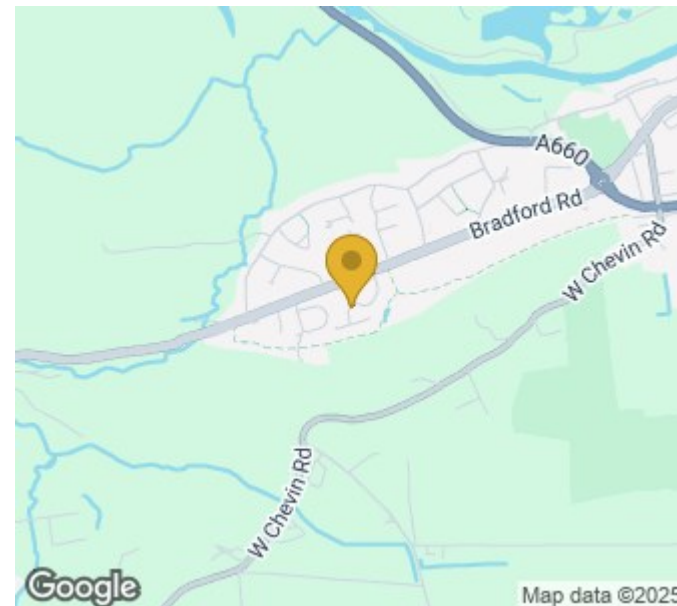
All measurements are approximate and for display purposes only.

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	 60	 81
(81-91) B		
(69-80) C		
(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@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

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