



# 20 NORTHWELL GATE, OTLEY LS21 2DN

**Asking price £225,000**

## FEATURES

- Smartly Presented Two Bedroomed End Town House
- Private Driveway Parking And A Garage
- Neat Gardens To The Front And Rear
- Hall, Sitting Room, Dining Kitchen & Utility Area To The Ground Floor
- Two Bedrooms, Both Good Doubles And The House Bathroom To The First Floor
- Gas Fired Central Heating And Sealed Unit Double Glazing
- Popular Neighbourhood
- EPC Rating D / Tenure Freehold / Council Tax B



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# 2 Double Bedroomed Town House With Gardens, Driveway & A Garage

A well presented two double bedroomed end town house with neat gardens, private driveway parking and a garage. Located within a very popular neighbourhood, this is an ideal home for a variety of buyers including first time buyers wanting an affordable home of good proportions together with a garden and parking. The house commences with an entrance hall to a light and airy sitting room. The dining kitchen offers a modern range of fitted units and off the kitchen is a useful utility area. The first floor includes a landing, two good double bedrooms and the house bathroom. To arrange your viewing on this fine home, please contact Shankland Barraclough 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 uPVC outer door to the front elevation, a central heating radiator and the staircase to the first floor.

## Sitting Room 14'10" x 11'6" (4.52m x 3.51m)

Focal fireplace to the chimney breast with a gas fire inset, central heating radiator, window to the front, decorative ceiling cornice and dado rails.

## Dining Kitchen 13'11" x 7'9" (4.24m x 2.36m)

Fitted with a range of cream shaker styled kitchen units having worksurfaces over and a sink unit inset. Provision for a gas cooker, a central heating radiator and a window to the rear garden.

## Utility Area 7'9" x 3'9" (2.36m x 1.14m)

Housing the central heating boiler, providing plumbing for a washer and a useful understairs storage area. uPVC door to the side elevation.

## First Floor Landing

Window to the side elevation and the access hatch to the loft.

## Bedroom 1. 15' x 9'3" (4.57m x 2.82m)

Useful walk in cupboard, a central heating radiator and a window to the front elevation.

## Bedroom 2. 11'3" x 8'5" (3.43m x 2.57m)

Fitted wardrobes and cupboard to one wall, a central heating radiator and a window to the rear.

## House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Complemented by tiled walls, a central heated towel rail and a window to the rear elevation.

## Outside

To the front is a neat garden with a central display having paved edging and artificial lawn, with walling and fencing surrounding. A private driveway provides off road parking and leads past the side and onto the detached garage. The garden to the rear is enclosed by fencing and hedging, has a neat lawn and stocked borders.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Garage

## 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>



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### Council Tax

Leeds City Council Tax Band B. 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.

### 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. Please note the construction of this property is non traditional being Wimpey No Finds.



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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

77

63

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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
**W:** [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

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