



# 18 KINEHOLME DRIVE, OTLEY LS21 3LX

**Asking price £275,000**

## FEATURES

- Three Bedroom Inner Town House Located Within A Very Popular Neighbourhood
- Private Off Road Parking & A Fully Enclosed Westerly Facing Rear Garden
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Hallway, Sitting Room, Kitchen & Utility / Study To The Ground Floor
- Landing, Three Bedrooms, Shower WC & A Second WC To The First Floor
- EPC Rating D / Tenure Freehold / Council Tax B
- Call Now To Arrange Your Viewing Appointment



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Chain Free Sale Of A Three Bedroom Inner Town House

Offered with the advantage of having NO ONWARD CHAIN, this well proportioned three bedroomed inner town house is worthy of an appointment to view. Ready to move straight into this inner town house has had a new roof in recent years, electrics updated in 2023 and offers extended accommodation to the ground floor, with the whole house being double glazed and central heated, perfect for couples or families alike. Comprises an entrance hallway, a light and airy through sitting room, a well appointed kitchen diner and a large utility / playroom off with French doors to the enclosed garden. Moving upstairs we have a landing, 3 bedrooms, a smart shower room and wc and a second toilet. Parking to the front, whilst to the rear we have a flagged patio and a neat lawn, enjoying a westerly aspect so enjoying the afternoon and early evening sunshine. To arrange your 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 Hallway**

Via a glazed uPVC outer door, useful under stairs storage cupboard, tiled flooring, staircase to the first floor.

## **Sitting Room 17'9" x 10'10" (5.41m x 3.30m)**

Light and airy, uPVC windows to the front and rear elevations, laminated wooden flooring, a fireplace and two central heating radiators.

## **Kitchen 12' x 9'4" (3.66m x 2.84m)**

Fitted wall and base units having work surfaces over, single drainer sink unit inset and tiled splash backs over. Provision for a gas cooker, plumbing for a dishwasher, central heating radiator and a uPVC window to the rear looking over the garden.

## **Rear Lobby**

Door to the side passage and French doors to the private fully enclosed rear garden.

## **Utility Room / Study**

Having plumbing for a washing machine, this large area would also make for an ideal playroom or office if so desired having a central heating radiator, the central heating boiler and uPVC windows.

## **First Floor Landing**

uPVC window to the front elevation and the access hatch to a good sized loft.

## **Bedroom 1. 10'8" plus robes x 9'4" (3.25m plus robes x 2.84m)**

Fitted wardrobes to one wall providing excellent hanging and storage space. Window to the rear elevation and a central heating radiator.

## **Bedroom 2. 10'8" x 9'7" (3.25m x 2.92m)**

Fitted double wardrobe and a central heating radiator.

## **Bedroom 3. 7'9" x 7'9" (2.36m x 2.36m)**

Central heating radiator and a window to the front elevation.

## **Bathroom**

Currently fitted with a smart modern three piece suite that includes a walk in shower with a glazed screen, a wash hand basin and wc. Waterproof panelled walls, a central heated towel rail and a window to the front elevation.

## **Second WC**

Low level wc and a window.



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### Outside

To the front is private off road parking for two cars. Moving around to the rear is a lovely proportioned garden that includes a good sized paved patio to a lawn and is fully enclosed by fencing. Enjoying a westerly aspect, the garden is a great area to catch the afternoon and early evening summer sunshine.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

### 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.

### 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>

### 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



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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**

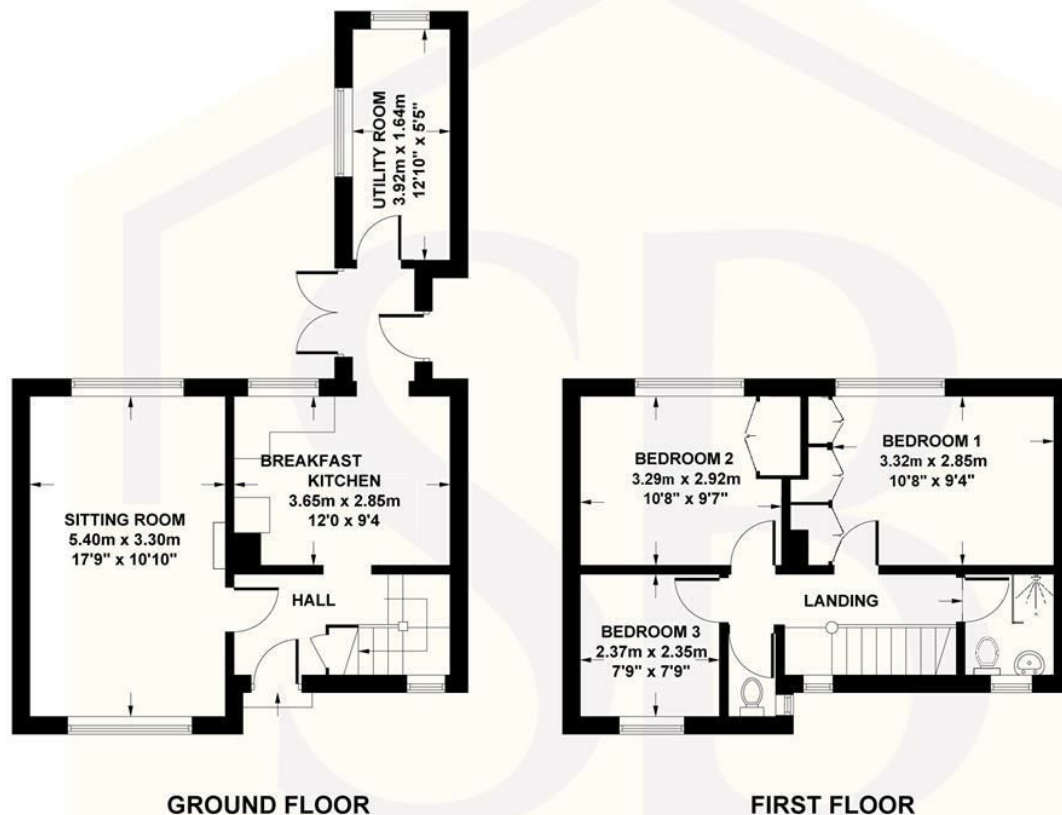
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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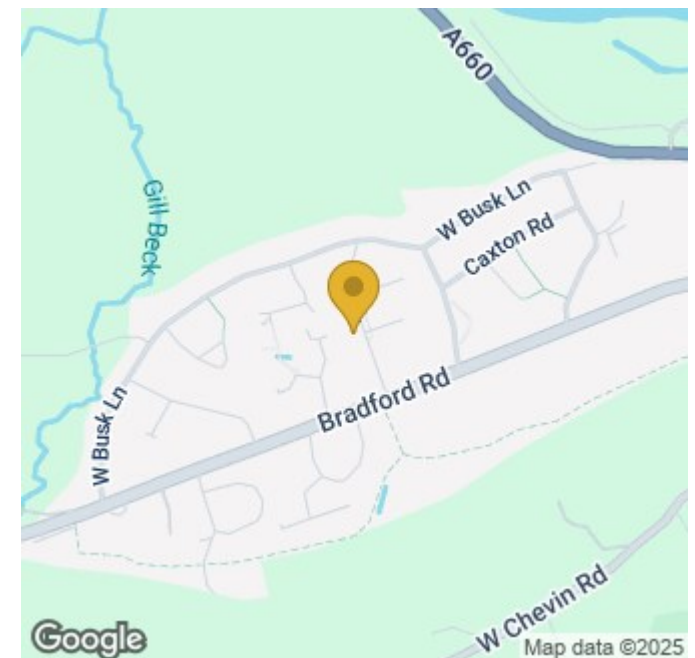


## 18 KINEHOLME DRIVE

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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