



26 SUNNYDALE RIDGE, OTLEY LS21 3LR

Asking price £265,000

FEATURES

- Two Bedroomed Semi Detached Bungalow In A Popular Location With Planning Consent To Extend To A Three Bedroom Home
- Planning consent granted in April 2024 (App No. 24/00878/FU)
- Southerly Facing Rear Garden Onto The Chevin So Not Overlooked
- Wider Plot Than Average On The Street Give Scope For Expansion
- Good Sized Sitting Room & Kitchen To The FRont With Elevated Frontal Views
- Bathroom Fitted With A Large Walk In Shower
- EPC Rating D / Tenure Freehold / Council Tax C
- Offered With The Advantage Of Having NO ONWARD CHAIN



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2 Bedroom Bungalow - Semi Detached located in Otley

With a sunny south-facing garden looking onto Otley Chevin, this two-bedroomed semi-detached bungalow is offered with NO ONWARD CHAIN.

The property offers scope for further expansion with planning passed in April 2024 to extend sideways and backwards, creating a large three bedroomed home (Planning Application Number 24/00878/FU). As such, the planning consent may make this property attractive to builders and developers.

With great views to the front and rear, the accommodation, with gas central heating and double glazing, currently comprises the following: A driveway to a garage at the front, steps up to the side, and the bungalow with an entrance hallway, sitting room, kitchen, two bedrooms and a bathroom.

To the rear, the garden is a sun trap which is predominantly lawned and enclosed.

To arrange a viewing, please contact Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful market town on the banks of the River Wharfe with a population of approximately 15,000. Set in mid-Wharfedale, the town has a rich commercial and community life and sits in attractive countryside at the centre of the rural triangle between Leeds, Harrogate and Bradford. To the south, Otley Chevin provides glorious views over mid-Wharfedale as well as fantastic walks and cycling routes. The town has highly regarded primary schools together with Prince Henry's Grammar School which was recently rated "Outstanding" by Ofsted. With an eclectic mix of branded stores and independently run shops, Otley is a 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 uPVC door to the side elevation, central heating radiator and access to the following rooms:

Sitting Room 15'8" x 11'1" (4.78m x 3.38m)

Having a large bow window to the front elevation affording access to the outstanding view, a focal fireplace to the chimney breast with an electric fire inset and a central heating radiator.

Kitchen 7'11" x 7'6" (2.41m x 2.29m)

Fitted with a good number of kitchen units having work surfaces over, a single drainer sink unit inset and tiled splash backs surrounding. The kitchen includes an integrated fridge-freezer, an electric oven with a four ring gas hob over and a window to the front elevation.

Bedroom 1. 12'1" x 11'1" (3.68m x 3.38m)

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

Bedroom 2. 9'2" x 7'11" (2.79m x 2.41m)

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

Bathroom

Currently fitted with a three piece suite that includes a large walk in shower with a glazed screen, a wash hand basin and WC to a vanity unit. Complemented by tiled walls, a central heating radiator and a window to the side elevation.

Parking, Garage & Gardens

A private driveway provides off-road parking to the front with scope for an additional parking spot alongside the drive. The existing drive leads to a garage (15'4" x 11'1"). A neat garden at the front has steps up to side with a lawned garden and fencing. The rear garden enjoys a southerly aspect and is predominantly lawned together with a paved patio area and a selection of shrubs and bushes, enclosed by fencing.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage



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Council Tax Leeds

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

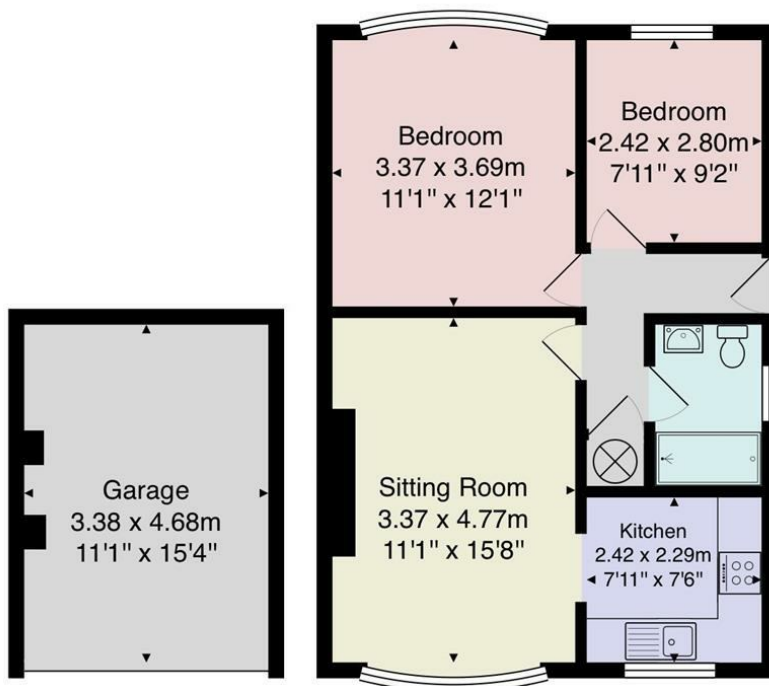
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

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: 67.7 m² ... 729 ft²

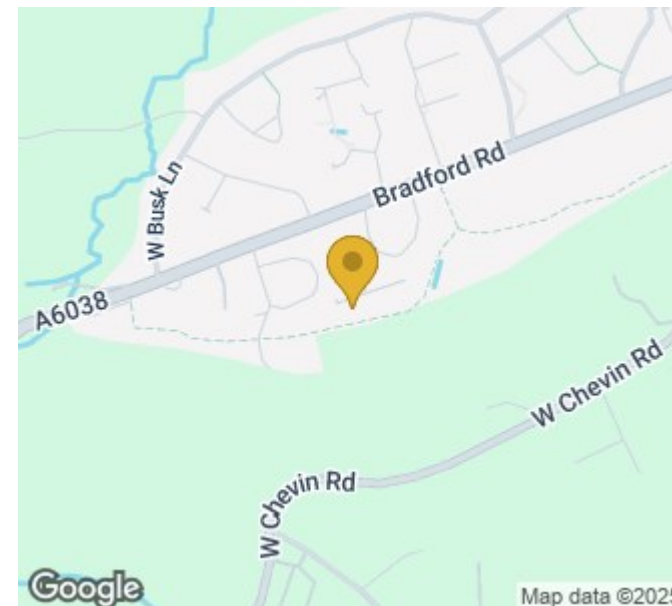
All measurements are approximate and for display purposes only.

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		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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