



107 THE GILLS, OTLEY LS21 2BY

Asking price £310,000

FEATURES

- Detached Bungalow
Located Within A Very Popular Residential Neighbourhood
- Spacious Sitting And Dining Room
- Fully Tiled House Bathroom
- Excellent Parking & Gardens To The Front And Rear
- Close To Local Convenience Store & Bus Route To Otley Centre
- Kitchen With Lovely Chevin Views
- Two Bedrooms, One With Wardrobes Included
- EPC Rating D / Tenure Freehold / Council Tax Band D
- NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Bungalow - Detached located in Otley

TWO BEDROOM DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN REALISTICALLY PRICED TO ATTRACT A QUICK SALE.

Situated within a very popular residential neighbourhood, this 2 bedroom detached bungalow offers great potential for a new owner to mould to their own tastes and create an attractive home in this sought after area. The property with gas central heating and sealed unit double glazing commences with a porch to an entrance hallway, a lovely sized living & dining room, a kitchen, two bedrooms and the house bathroom. Externally there are gardens to the front and rear, private driveway providing excellent off road parking and an attached single garage. 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:

Front Porch

Patio doors to the front elevation.

Hall

Useful double storage cupboard.

Kitchen 9' x 9' (2.74m x 2.74m)

Fitted wall and base units having worksurfaces over and a sink unit inset. Provision for a gas cooker, plumbing for a washer and a space for an under counter fridge. Central heating radiator, pantry cupboard, uPVC windows and door to the side elevation.

Living & Dining Room 18'9" x 10'9" (5.72m x 3.28m)

A light and airy reception room having uPVC windows to the front and side elevations. Focal fireplace and a central heating radiator.

Inner Hall

With access to the following rooms:

Bedroom 1. 11'3" x 10'9" (3.43m x 3.28m)

Fitted with an extensive range of wardrobes, drawer units and cupboards, a central heating radiator and a window to the rear elevation.

Bedroom 2. 9' x 7' (2.74m x 2.13m)

Central heating radiator and a window to the rear elevation.

House Bathroom

Complemented by tiled walls, this house bathroom comprises a panelled bath with a shower and a screen over, a wash hand basin and a low level w.c. Central heating radiator and a uPVC window.

Outside

To the front is a lawned garden with mature shrubbed borders. A driveway to the front leads to an attached garage (16'6" x 8'3") which also has further parking to its side. To the rear the garden has been designed for easier maintenance with a patio and raised gravelled garden with shrubbed borders.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage



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Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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>

Council Tax

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit 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 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.

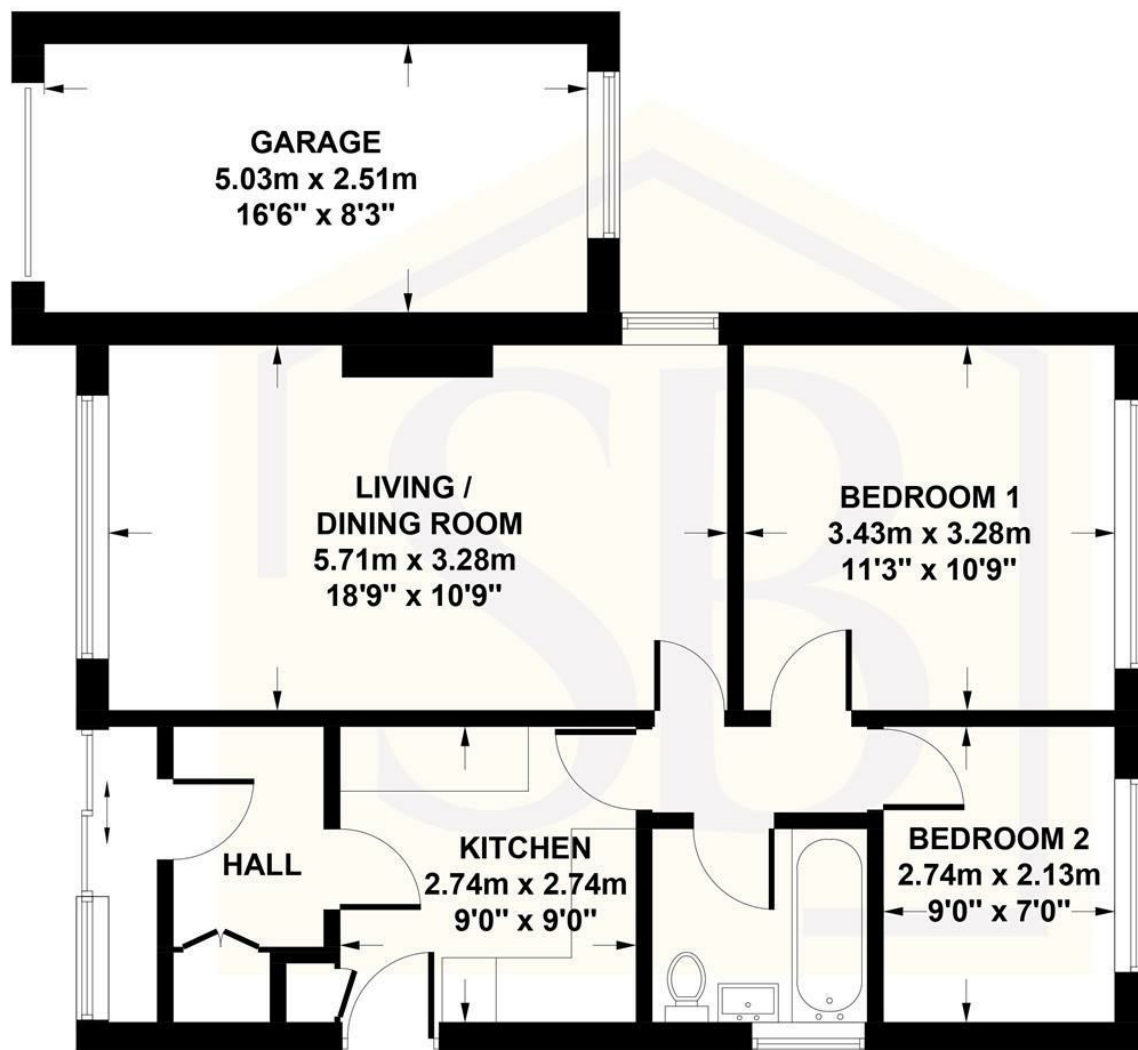
Please Note

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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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		68	86
(92 plus) A			
(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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