



72 THE GILLS, OTLEY LS21 2BZ

Asking price £295,000

FEATURES

- Extended Three Bedroom Semi Detached House
- Close To Excellent Local Schools Including The Whartons Primary & Prince Henry's Grammar
- Sitting Room, Dining Kitchen & Garden Room / Playroom Room To The Ground Floor
- White Three Piece House Bathroom Complemented By Fully Tiled Walls & Flooring
- Southerly Facing Garden To The Rear Laid With An Artificial lawn For Ease And Use
- Private Driveway Providing Off Street Parking
- Views Back Over The Town & Of Otley Chevin To The Rear
- EPC Rating E / Tenure Freehold / Council Tax C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

Enjoying a southerly facing garden with views towards Otley Chevin, this extended three bedroom semi detached house is an ideal home for a young growing family, not only in accommodation space, but locality as well, being very well placed for the outstanding local schools including Prince Henry's Grammar School and The Whartons, both just a few minutes walk from the property. The house itself is complemented by sealed unit double glazing and gas fired central heating and briefly comprises an entrance porch, hall, a lovely sitting room with a focal fireplace, a dining kitchen that opens to the garden room, which would make for an ideal playroom. To the first floor the accommodation includes a landing, three bedrooms and the house bathroom. To arrange your viewing simply 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 and 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 Porch

uPVC windows and door to the front elevation. This is an ideal area to kick off those muddy boots and wet coats.

Hall

Staircase to the first floor and double doors to the sitting room.

Sitting Room 14'6" x 11'8" (4.42m x 3.56m)

Having a focal fireplace, central heating radiator and a large window to the front elevation. Useful understairs storage cupboard.

Dining Kitchen 14'11" x 8'7" (4.55m x 2.62m)

Offering a comprehensive range of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a built in oven and hob, space and plumbing for a washer. Central heating radiator, french doors and a window to the garden room.

Garden Room / Playroom / Conservatory 13'11" x 9' (4.24m x 2.74m)

An ideal playroom for families with younger children, or additional living room having windows and French doors to the southerly facing garden.

First Floor Landing

Window to the side elevation.

Bedroom 1. 12'6" x 8'7" (3.81m x 2.62m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 11' x 9'1" (3.35m x 2.77m)

Central heating radiator and a window to the rear elevation enjoying long distance views over the town and of Otley Chevin.

Bedroom 3. 9'2" x 6' (2.79m x 1.83m)

Central heating radiator and a window to the front elevation.

Bathroom

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

Outside

To the front is a two tiered gravelled garden with a selection of shrubs and bushes. A driveway provides the house with private off road parking. Moving around to the rear is a lovely southerly facing garden, which has been laid with an artificial lawn for easier maintenance and all year round use. Beyond the fence is a further lower garden area, undeveloped at present but offering potential additional garden space, as has been utilised by the neighbouring homes.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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 C. 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



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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

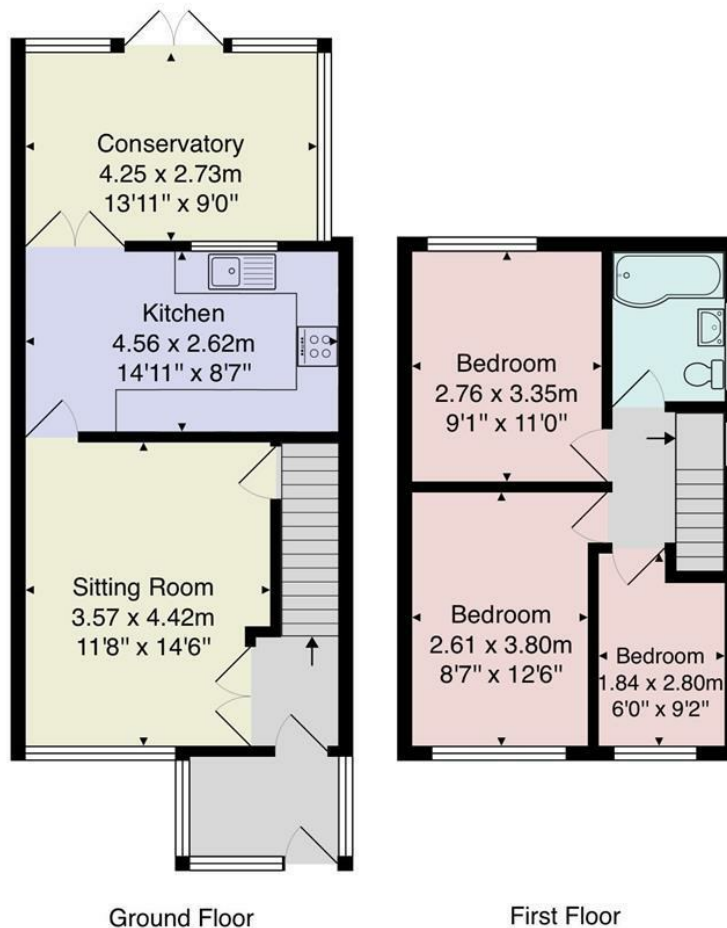
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 81.4 m² ... 876 ft²

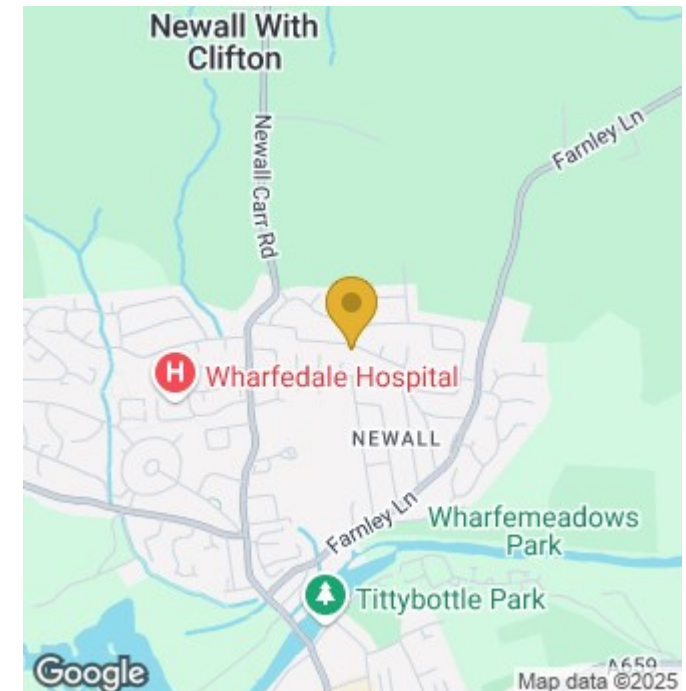
All measurements are approximate and for display purposes only.

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		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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