



41 MILL WAY, OTLEY LS21 1FE

Asking price £400,000

FEATURES

- Attractive 3 Bedroom Semi Detached In The Sought After Garnetts Wharfe Neighbourhood
- Valuable Study/Home Office And A Sitting Room
- Private Off Road Parking For Two Cars And An Enclosed rear Garden
- Truly Worthy Of An Internal Viewing To Be Fully Appreciated
- Spacious Living & Dining Kitchen With French Doors To The Rear Garden
- Modern Downstairs WC, En-Suite To Bedroom 1 And A House Bathroom
- Easy Walking Distance Of The Local Schools, The Town Centre & Riverside Walks
- EPC Rating B / Tenure Freehold / Council Tax D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

A smart modern three double bedroom semi detached house with attractive gardens and twin parking, located within the highly sought after Garnett Wharfe neighbourhood. This lovely home offers light and airy accommodation over three floors and has an excellent Energy Rating of B. The property is located on the highly regarded Garnett Wharfe development, close to Buon Apps, within easy walking distance of the town centre and just a short walk from beautiful riverside walks. The house incorporates three double bedrooms, one with an en-suite, a house bathroom and a downstairs w.c. Living space is excellent including a valuable study and large living and dining kitchen to the ground floor for the general daytime living requirements, with a more cosy sitting room located to the first floor. Externally there is a small garden area to the front with a twin driveway providing off road parking for two cars, whilst to the rear is a neat lawned and stone patio garden area all privately enclosed. We strongly recommend an early appointment to view, which can be secured via 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 Hallway

Door to the front elevation, a central heating radiator and a cupboard housing the central heating boiler.

Study 7'10" x 6'6" (2.39m x 1.98m)

We all need space to work from home these days so this study / home office is a very valuable space. Window to the front elevation and a central heating radiator.

Living & Dining Kitchen 23'11" max x 13'8" max (7.29m max x 4.17m max)

A fabulous modern living space having an excellent range of fitted kitchen units, a built in oven and hob with an extractor hood over, an integrated dishwasher and fridge-freezer. Glazed bay window that floods light in to the room together with French doors that lead out to the private fully enclosed rear garden. Two central heating radiators and luxurious under floor heating.

Downstairs WC

Fitted with a low level w.c and a wash hand basin. Central heating radiator.

First Floor Landing

Cupboard that houses the hot water cylinder.

Sitting Room 13'8" x 10'11" (4.17m x 3.33m)

Two windows to the front elevation and a central heating radiator.

Bedroom 1. 13'8" x 10'6" (4.17m x 3.20m)

Two windows to the front elevation, fitted wardrobes to one wall and a central heating radiator.

En-Suite To Bedroom 1.

Having a modern three piece suite in white including a step in shower with a glazed screen, a wash hand basin and a low level w.c. Complemented by tiled splash backs and a central heating radiator.

Second Floor Landing

With access to the following rooms:

Bedroom 2. 13'8" max x 12'2" (4.17m max x 3.71m)

A lovely bedroom having a dormer window and a Velux window for good natural light and a central heating radiator.

Bedroom 3. 13'8" x 11' (4.17m x 3.35m)

This generous proportioned third bedroom has 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 and



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screen over, a wash hand basin and a low level w.c. Complemented by tiled splash backs and a central heated radiator.

Outside

To the front the property includes a twin drive providing private off road parking space for two cars. Moving around to the rear, the garden is privately enclosed and includes two stone flagged patio areas either side of a central lawn.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Each property on Garnetts Wharfe contributes to the upkeep of the green areas, with the current annual charge being £243.72.

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.

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>

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

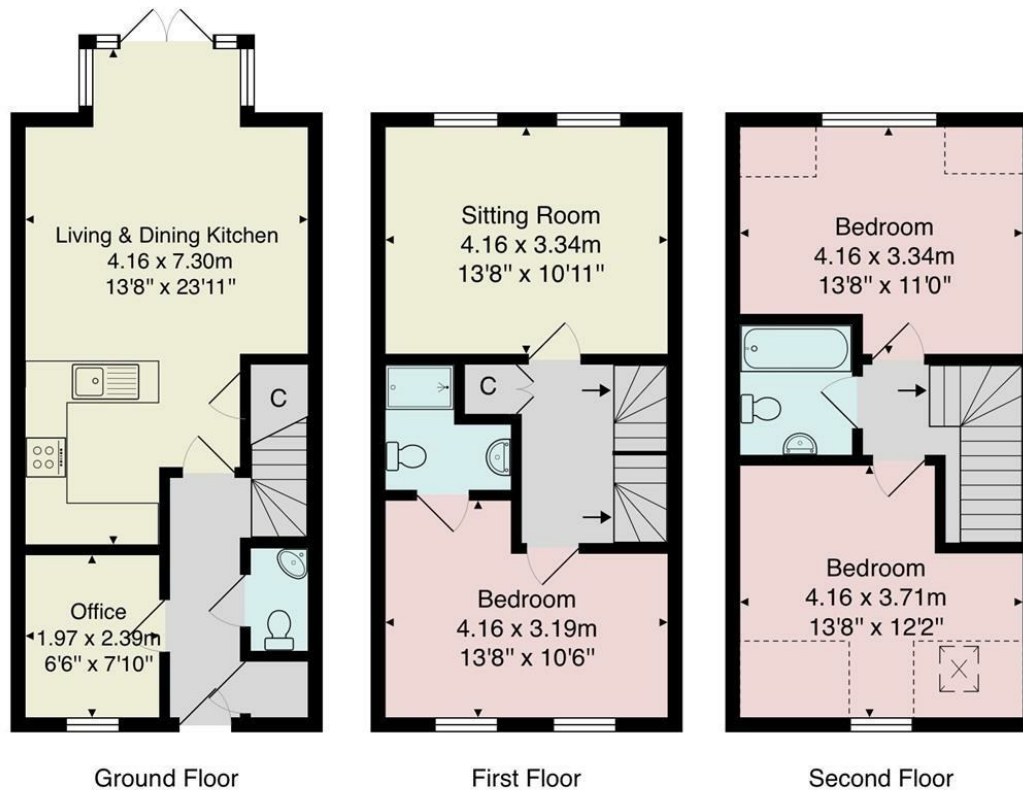
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 111.1 m² ... 1196 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	82	
(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

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