



5 SAVILLE COURT OTLEY LS21 3HG

Asking price £240,000

FEATURES

- Attractive Semi- Detached In A Popular Residential Area
- Ideal Location Close To Otley Town Centre Amenities
- Enclosed Landscaped Rear Garden With Decking And Pergola
- Driveway & Garage Having Electric Roller Door, Light & Power
- Useful Entrance Vestibule And Sitting Room
- Breakfast Kitchen With Access To The Rear Garden
- Two Bedrooms And House Bathroom
- Freehold / EPC Rating TBC / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Two Bedroomed Semi-Detached With Garage And Off Road Parking

Located in a highly sought after and popular residential area within close proximity of Waitrose, the excellent local shops and the amenities of Otley town centre, we are delighted to offer for sale this two bedroomed semi detached house. The property offers an ideal opportunity for a variety of purchasers enjoying a recently landscaped rear garden with composite decking and a pergola, an ideal space for alfresco dining. The property incorporates a useful entrance vestibule, sitting room, breakfast kitchen with access to the rear garden, two bedrooms and a house bathroom. Outside there is a driveway providing off road parking, two garden sheds and a garage with light, power and electric roller door. To arrange a viewing 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 ELECTRIC CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Porch

A useful space for shoes and coats with a double glazed entrance door and window to the front elevation.

Sitting Room 14'0" x 11'8" (4.27m x 3.56m)

Stairs up to the first floor and window to the front elevation.

Breakfast Kitchen 11'8" x 9'0" (3.56m x 2.74m)

With a range of base and wall units incorporating cupboards, drawers, breakfast bar, wine rack and co-ordinating work surfaces have a tiled splash back. Inset one and a half bowl sink unit with mixer tap, integrated fridge/freezer and electric cooker with a four ring gas hob having an extractor over. Electric heater, window and door to the rear elevation.

First Floor Landing

Bedroom 1. 12'1" x 11'8" (3.68m x 3.56m)

A generous double bedroom, bulkhead storage cupboard, electric heater and two windows to the front elevation.

Bedroom 2. 10'11" x 5'11" (3.33m x 1.80m)

A single bedroom which would also be an ideal study or dressing room, electric heater and window to the rear elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower attachment, low suite w.c and pedestal wash hand basin.

Outside

To the front there is a driveway providing off road parking and a low maintenance gravelled area whilst a garage 16'5" x 8'8" is situated at the top of the drive with an electric roller door, light, power and a door to the rear garden. The rear there is an enclosed garden with outside tap, composite decking and attractive pergola ideal for outdoor entertaining. Completing outside are two garden sheds which are positioned behind the garage.

Grant Of Planning Permission

Planning has been passed in January 2025 (application number 24/06960/FU) to build a two storey side extension and conversion of garage and alteration to roof to form habitable room. Copies of the plans can be seen on Leeds City Councils web site or if you would like paper copies please do let us know and we can provide those for you.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

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

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

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.

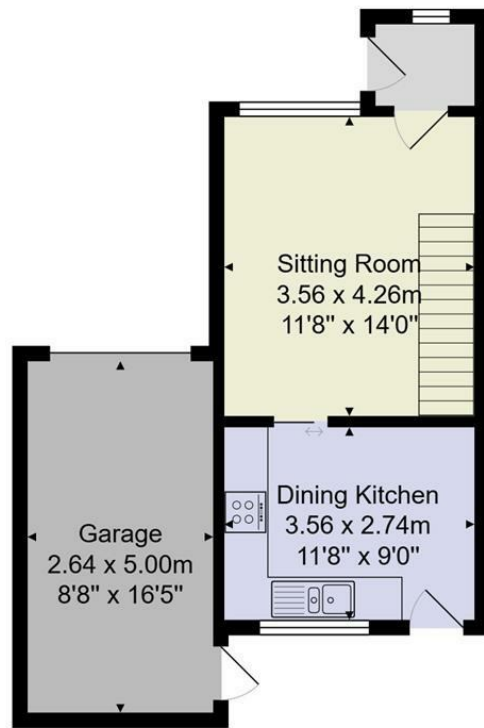
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

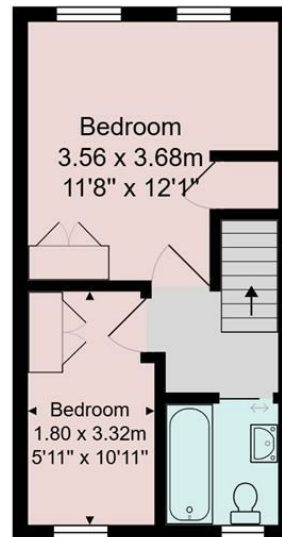
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Ground Floor



First Floor

Total Area: 66.6 m² ... 717 ft²

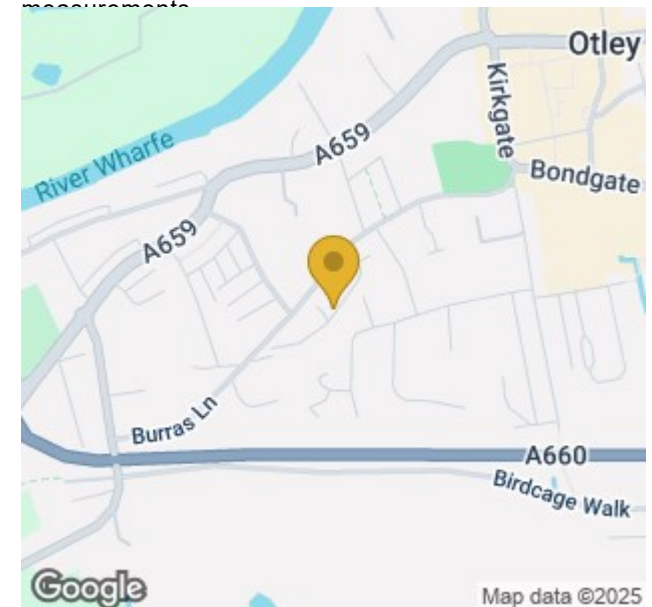
All measurements are approximate and for display purposes only.

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	55	83
(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.



Call us on 01943 889010

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