



85 BURRAS LANE, OTLEY LS21 3EP

Asking price £240,000

FEATURES

- Smartly Presented Light And Airy Two Bedroom Town House
- Sitting Room And A Dining Kitchen To The Ground Floor
- Valuable Private Driveway Parking To The Rear
- Excellent EPC Rating Of C, Tenure Freehold, Council Tax Band C
- Neat Gardens To The Front And South Easterly Rear Aspect
- White Three Piece House Bathroom With A Shower Over The Bath
- Very Popular And Convenient Location Just A Short Stroll From The Town Centre
- Offered With The Advantage Of Having No Onward Chain



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Immaculate 2 Bedroom Town House - Centrally Located & No Onward Chain

Centrally located on Burras Lane in the charming town of Otley, this delightful townhouse presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts a well-proportioned reception room, perfect for relaxing or entertaining guests together with a well appointed dining kitchen that adjoins the rear garden. There are two inviting bedrooms, providing ample space for a small family, the retired or professionals looking for a peaceful retreat. The bathroom is thoughtfully designed and fitted with a white three piece suite, ensuring both functionality and comfort.

Freshly decorated throughout, the property also features new carpets and floor coverings, creating a modern and welcoming atmosphere. The neat, manageable gardens offer a lovely outdoor space for enjoying the fresh air, while the valuable private driveway parking adds to the convenience of this home.

Located just a short stroll from Waitrose and the vibrant town centre, you will find a variety of amenities at your fingertips, making daily life both easy and enjoyable. Additionally, this townhouse is economical to run, boasting an excellent EPC rating of C, which reflects its energy efficiency.

This property is an ideal choice for first-time buyers, downsizers, or investors looking for a low-maintenance home in a desirable location. Don't miss the chance to view this charming townhouse and discover all it has to offer.

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

Via a modern composite outer door to the front elevation, a useful coats hanging rail and a central heating radiator.

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

Lovely light and airy reception room having a window to the front elevation, two central heating radiators and the staircase to the first floor.

Dining Kitchen 11'8" x 9'1" (3.56m x 2.77m)

Fitted with a modern range of wall and base units having worksurfaces over with a sink unit inset and tiled splash backs surrounding. Built in electric oven with a four ring gas hob and extractor hood over. Space and plumbing for a washing machine, a central heating radiator, window and door to the rear garden.

First Floor Landing

Access hatch to the loft.

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

Useful built in storage cupboard, two windows to the front elevation and a central heating radiator.

Bedroom 2. 11'1" x 5'10" (3.38m x 1.78m)

Window to the rear and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a panelled bath with a mixer shower tap and a screen over, a wash hand basin and a low level wc. Complemented by tiled splash backs, a central heating radiator and a window to the rear elevation.

Outside

To the front is neat small garden. Moving around to the rear the garden enjoys a south



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

easterly aspect and is designed for easy maintenance being paved with border edging, fencing and a garden shed. The rear also enjoys the valuable asset of having its own private driveway for off road parking.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

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.

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>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

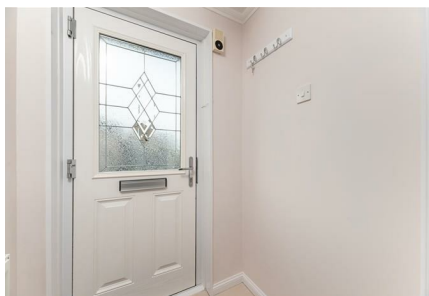
Viewing Arrangements

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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

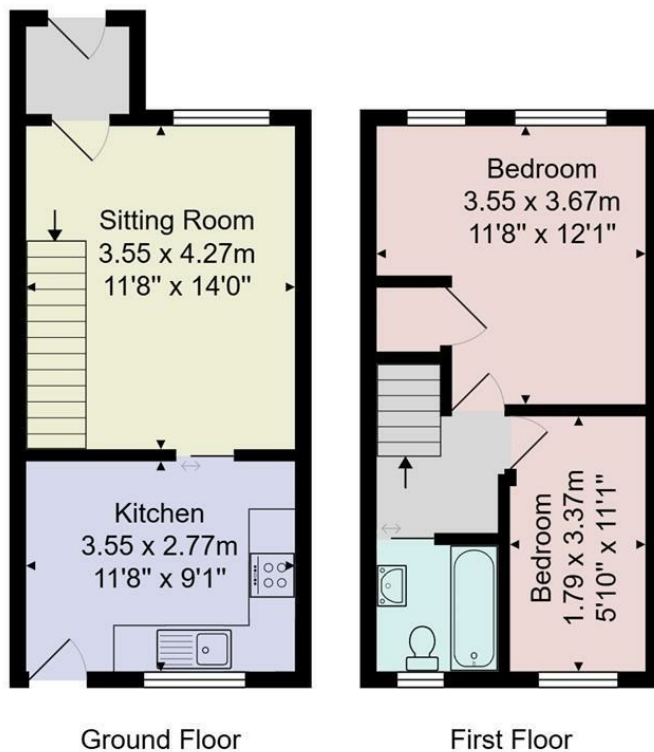
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 53.0 m² ... 570 ft²

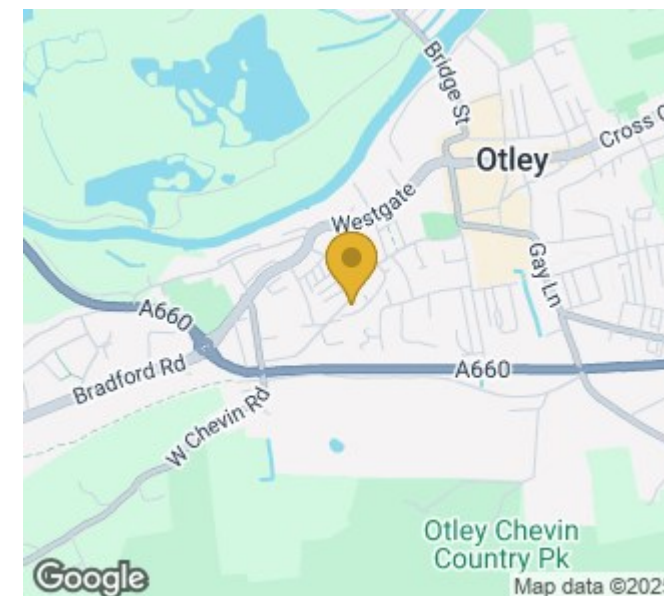
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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

SHANKLAND
BARRACLOUGH
ESTATE AGENTS