



1 INGLEWOOD DRIVE, OTLEY LS21 3LD

Asking price £265,000

FEATURES

- Extended Three Bedroomed Semi Detached House
- All Windows & Doors Replaced In 2022
- Gas Fired Central Heating
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Long Lawned Garden To The Rear And Off Road Parking To The Front
- Ground Floor With A Good Sized Sitting Room And A Dining Kitchen
- In Need Of Some Updating
- EPC Rating C / Tenure Freehold / Council Tax Band B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

This three bedroomed semi-detached house presents a wonderful opportunity for those seeking a home with potential. Spanning approximately 767 square feet, the property boasts bedrooms, making it ideal for families or those looking for extra space. The single reception room is a good size and has a bay window providing an ideal environment for relaxation and entertaining.

Constructed in the late 1950s, this home retains a sense of character, yet it is in need of updating, allowing you to put your personal touch on the space. The kitchen, which was extended in 1975, offers a practical layout and the chance to create a modern culinary haven. Recent enhancements include the installation of modern anthracite windows and doors in 2022, which not only improve energy efficiency but also add a contemporary flair to the property.

One of the standout features of this home is the lovely long garden to the rear, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-road parking is available at the front, providing convenience in this desirable area.

Offered with the advantage of having no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer or looking to invest, this house on Inglewood Drive is a promising prospect in a sought-after location. Don't miss the chance to explore the potential this home has to offer.

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 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 Hall

Built in cloaks cupboard, the staircase to the first floor, door and window to the side elevation.

Sitting Room 15'3" x 13'5" (4.65m x 4.09m)

Light and airy, the sitting room has two windows to the front elevation including a bay window, two central heating radiators and gas fire.

Dining Kitchen 17'6" x 9'4" (5.33m x 2.84m)

This extended dining kitchen offers a range of fitted wall and base units having worksurfaces over and a sink unit inset. Provision for a gas cooker with an extractor hood over, plumbing for a washer, central heating radiator and the boiler. Window looking over the garden and door to the rear.

First Floor Landing

Window to the rear and the access hatch to the loft.

Bedroom 1. 12'6" x 8'10" (3.81m x 2.69m)

Built in wardrobes, a central heating radiator and a window to the front elevation.

Bedroom 2. 10'5" x 6'11" (3.18m x 2.11m)

Central heating radiator and a window looking over the garden.

Bedroom 3. 9'11" x 5'10" (3.02m x 1.78m)

Built in wardrobe, a central heating radiator and a window.

Bathroom

A three piece suite comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Central heating radiator and a window to the side elevation.

Outside

Off road parking is found to the front. Moving around to the rear, the property includes a lovely long garden, predominately laid to lawn with a mixture of hedging and fencing enclosing.



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Council Tax

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Road

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>

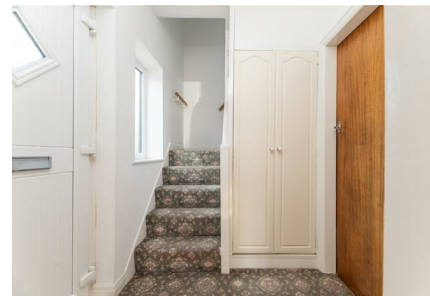
Viewing Arrangements

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



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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.

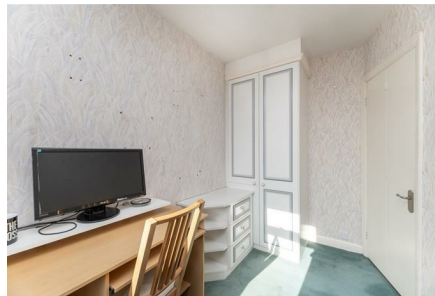
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

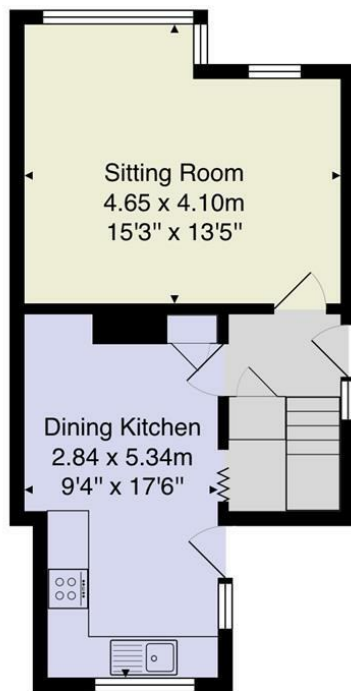
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

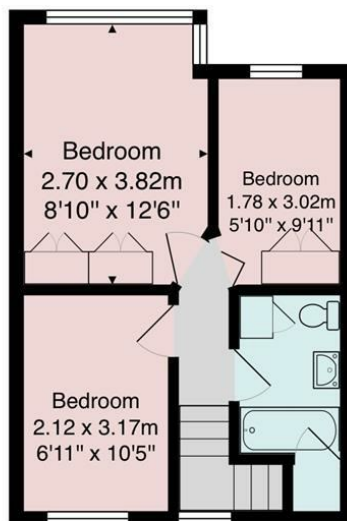
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

Total Area: 69.1 m² ... 744 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.

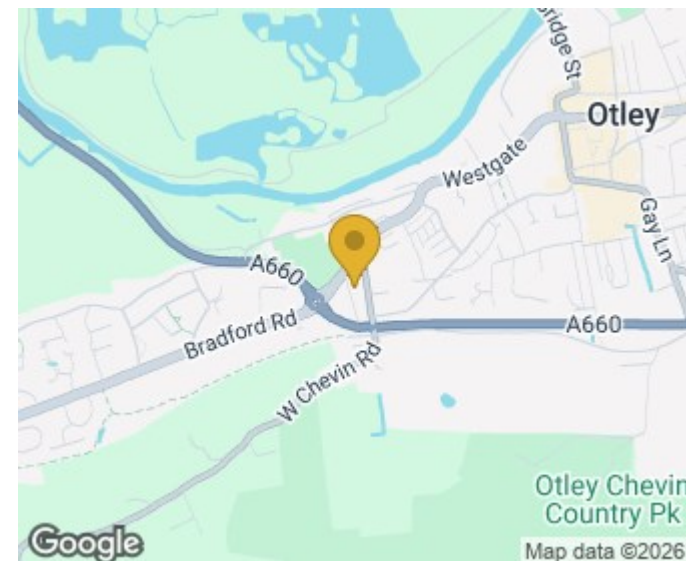
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

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