



# 3 SAVILLE COURT, OTLEY LS21 3HG

**Asking price £250,000**

## FEATURES

- Conveniently Located Two Bedroomed Semi Detached House
- Freshly Decorated Throughout For A Clean Crisp Finish
- Light And Airy Sitting Room Looking Over The Front Garden
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Dining Kitchen With Fitted Units And A Built In Oven And Hob
- Smartly Appointed Bathroom With A Three Piece Suite Including A walk In Shower
- Neat Gardens To The Front & Rear, Parking And An Attached Garage
- EPC Rating C / Tenure Freehold / Council Tax Band C



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 2 Bedroom House - Semi-Detached located Close To The Town Centre

Welcome to this charming two bedroomed semi-detached house located in the desirable Saville Court, Otley. Built circa 1987, this delightful property spans an impressive 723 square feet and offers a perfect blend of comfort and convenience.

As you enter, you will find a light and airy reception room, creating a welcoming atmosphere ideal for both relaxation and entertaining. Off the sitting room is a dining kitchen with a built in oven and hob included. The home features two well-proportioned bedrooms, providing ample space for a small family or those looking to downsize. The bathroom, which is fitted with a large walk in shower with a glazed screen, is conveniently located, ensuring ease of access for all residents. The whole house has been completely decorated creating a smart clean and tidy home that is ready to move straight into.

One of the standout features of this property is its prime location. It is situated within easy walking distance of Waitrose and the vibrant town centre, where you will find an array of fabulous independent shops and amenities to cater to your everyday needs. This makes it an excellent choice for those who appreciate the convenience of local facilities.

The property also boasts neat gardens to both the front and rear, offering a pleasant outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, there is parking, along with an attached garage, providing secure storage and further convenience.

Offered with the advantage of having no onward chain, this home is ready for you to move straight into. Whether you are a first-time buyer or someone downsizing, looking for a comfortable place to settle down, this property presents an excellent opportunity in a sought-after area. Do not miss your chance to make this lovely house your new home.

To arrange your viewing please call 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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Entrance Porch

With a door and a window to the front elevation.

### Sitting Room 14'2" x 11'8" max (4.32m x 3.56m max)

Having a window to the front elevation, two central heating radiators, laminated wooden flooring and the staircase to the first floor.

### Dining Kitchen 11'8" x 9'2" (3.56m x 2.79m)

The kitchen offers a range of fitted kitchen units having worksurfaces over and a sink unit inset. Built in to the kitchen is an oven and hob with an extractor hood over. There is space and plumbing for a washer and space for an undercounter fridge. Central heating radiator, a half glazed uPVC door and a window to the rear garden.

### First Floor Landing

With access to the following rooms:

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

Having a lovely deep storage cupboard over the bulkhead, two windows to the front elevation and a central heating radiator.

### Bedroom 2. 11'2" x 5'11" (3.40m x 1.80m)

Window to the rear and a central heating radiator.

### Bathroom

Fitted with a three piece suite that includes a good sized walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by waterproof wall panelling, vinyl flooring, a central heated towel rail and a window to the rear elevation.

### Gardens, Parking & Garage

The property enjoys gardens to the front and rear including a neat lawn, a paved patio. There is an attached garage (15'11" x 8'8") having an up and over door to the rear, personal door and a window to the front. Parking in front of the garage for one vehicle.

### 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](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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**Opening Hours**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

**Council Tax**

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

**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>

**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>

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

**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.



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### **Offer Acceptance & AML Regulations**

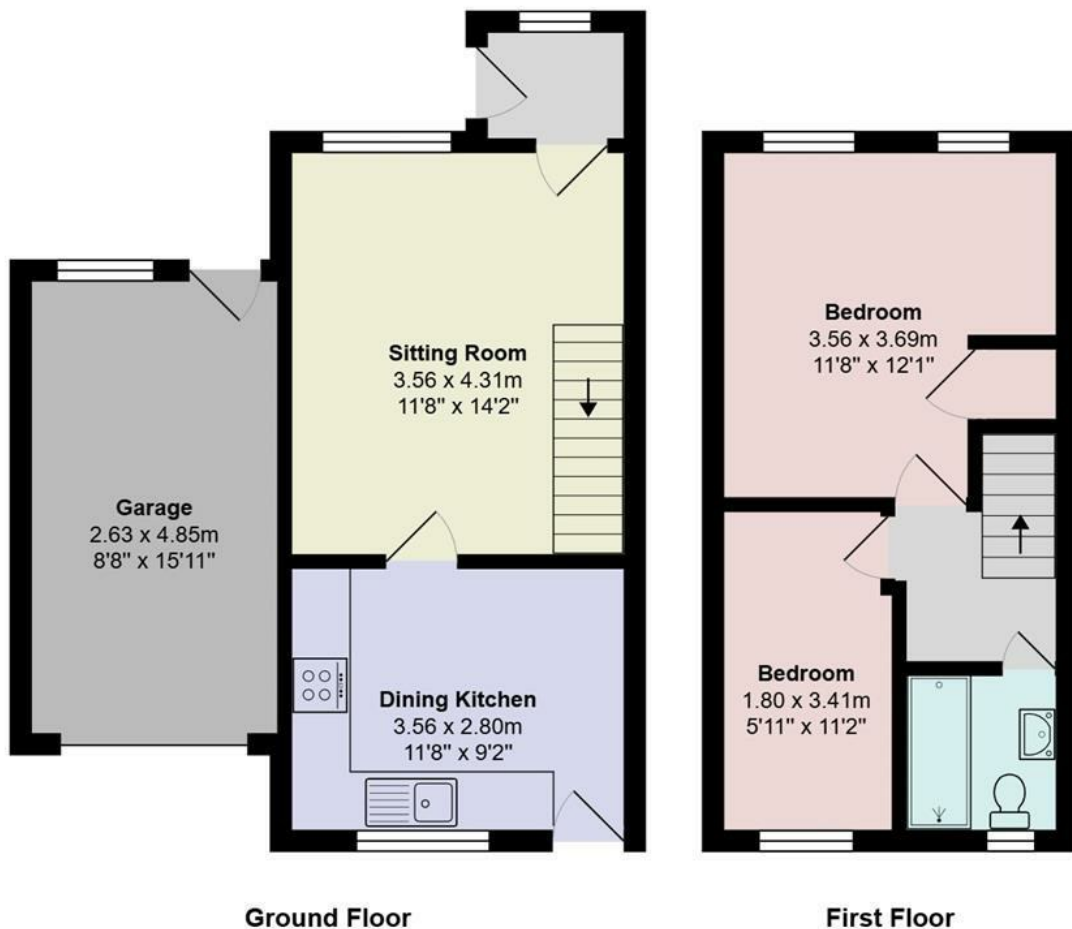
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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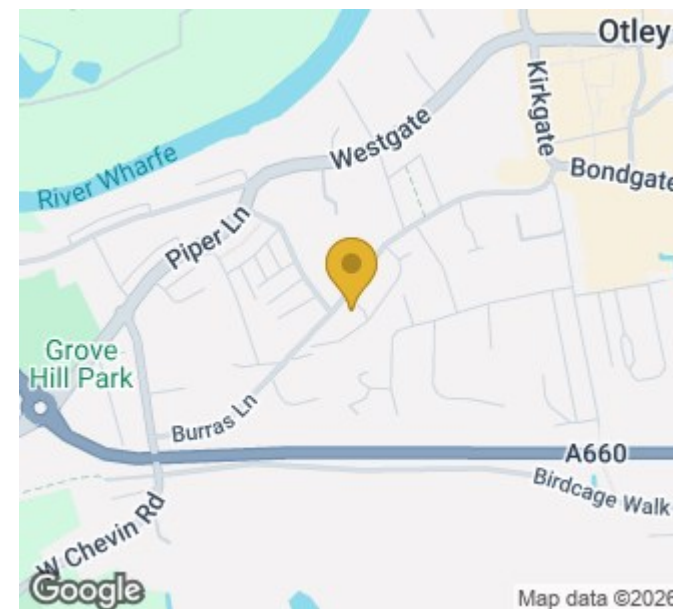


All measurements are approximate and for display purposes only.

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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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@shanklandbarracclough.co.uk](mailto:info@shanklandbarracclough.co.uk)**  
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