



1 WHARFE COURT OTLEY LS21 3BF

Asking price £295,000

FEATURES

- Well-Presented End Town House With The Advantage Of No Onward Chain
- Enclosed Rear Garden With Flagged Patio
- Master Bedroom With En-Suite Shower Room
- Off Road Parking For Two Vehicles
- Popular Residential Cul-De-Sac In a Sought After Area
- Generous Sitting Room With French Doors Out To The Garden
- Modern Kitchen & Downstairs Cloakroom
- Two Further Double Bedrooms & House Bathroom
- Tenure Freehold / EPC Rating C / Council Tax Band C
- Walking Distance Of Otley Town Centre



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Well-Presented 3 Bedroom End Townhouse Close To Otley Town Centre

Located in an enviable residential cul-de-sac in a sought after area, this delightful end townhouse offers a perfect blend of comfort and modern living. With three well-proportioned double bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for families or those seeking extra space.

The generous sitting room is a standout feature, boasting French doors that open directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. The garden itself is a lovely retreat, featuring a flagged patio area, perfect for enjoying sunny afternoons or entertaining guests.

The modern kitchen is designed with functionality in mind, providing ample space for culinary creations. With two bathrooms in total, morning routines will be a breeze for all residents.

Parking is a notable advantage, with space available for two vehicles, ensuring convenience for you and your guests. Additionally, the property is within walking distance of Otley town centre, offering easy access to a variety of shops, cafes, and local amenities.

This home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed residence. To arrange a viewing contact Shankland Barraclough Estate Agents on Otley.

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 Hall

With composite entrance door, wood effect flooring, downstairs cloakroom off and stairs up to the first floor.

Cloakroom

With a low suite w.c and pedestal wash hand basin. Heated towel rail, wood effect flooring and window to the front elevation.

Sitting Room 14'1" x 13'3" (4.29m x 4.04m)

A delightful light and airy room enjoying access direct out to the rear garden through French doors. Useful understairs cupboard, wood effect flooring and radiator.

Kitchen 10'5" x 5'10" (3.18m x 1.78m)

A contemporary kitchen with a range of modern base and wall units incorporating cupboards, drawers and coordinating work surfaces with upstands. Inset one and a half bowl sink unit with mixer tap, space for a freestanding fridge/freezer, plumbing for an automatic washing machine and integrated electric oven with a four ring gas hob having a stainless steel hood over. Cupboard housing the central heating boiler, wood effect flooring, radiator, recessed spotlights and window to the front elevation.

First Floor

Landing

With stairs up to the second floor.

Bedroom 2. 13'3" x 8'1" (4.04m x 2.46m)

Light and airy double bedroom with radiator and two windows to the rear elevation.

Bedroom 3. 13'3" x 6'2" (4.04m x 1.88m)

Another double bedroom with radiator and two windows to the front elevation.

Bathroom

Smart house bathroom with a white four piece suite comprising a panelled bath, separate tiled shower stall with electric shower, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring and window to the side elevation.

Second Floor

Landing

With a valuable storage space 6'8" x 5'9" current being used as a walk in wardrobe.

Bedroom 1. 10'8" x 9'5" (3.25m x 2.87m)

A third double bedroom with radiator and dormer window to the front elevation.

En-Suite Shower Room

Contemporary en-suite shower room with a tiled shower stall, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring and velux window to the rear elevation.

Outside

To the rear of the property there is an enclosed garden with lawned and flagged areas ideal for outdoor entertaining. A gate from the garden provides access to the two parking spaces to the side.

Tenure, Services And Parking

Tenure: Freehold



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All Mains Services Connected
Parking: Parking Available For 2 Vehicles
Located Within The Beautiful Otley Conservation Area

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>

Flood Risk Summary

Surface Water - Low/Medium
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>

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



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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.

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.

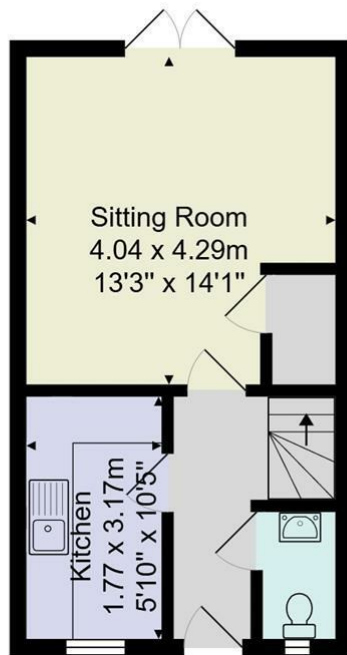
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

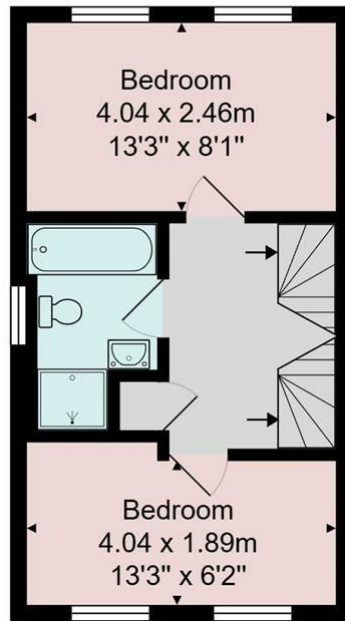
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



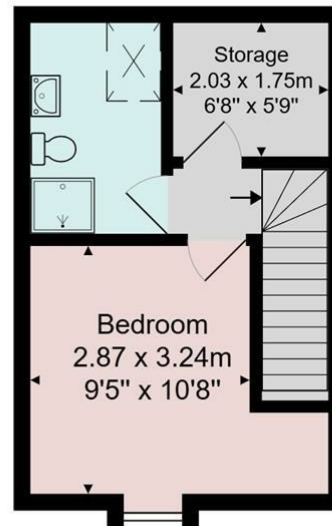
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Ground Floor



First Floor



Second Floor

Total Area: 85.8 m² ... 924 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 

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@shanklandbarracclough.co.uk
www.shanklandbarracclough.co.uk

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