18 THE WHARTONS, OTLEY LS21 2AG

Asking price £260,000

FEATURES

- Offered With The Advantage Of Having NO ONWARD CHAIN
- Two Bedroomed Semi Detached Bungalow
- Beautiful Long Distance Views To The Rear
- Good Sized Gardens Including A Southerly Facing Rear Garden
- Sitting Room & Kitchen
- Bathroom Fitted With A Walk In Shower
- Potential To Extended Subject To Gaining The Required Approvals
- EPC Rating D / Tenure Freehold / Council Tax Band C

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SHANKLAND BARRACLOUGH ESTATE AGENTS

2 Bedroom Bungalow - Semi Detached located in Otley

OFFERED WITH NO ONWARD CHAIN. SOUTHERLY FACING REAR GARDEN. Set on the ever popular area of The Whartons, Otley, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. Spanning 617 square feet, the property features a well-proportioned reception room, two cosy bedrooms, and a bathroom, fitted with a shower making it ideal for small families or those looking to downsize.

One of the standout features of this bungalow is its southerly facing garden, which not only provides a sun-drenched outdoor space but also offers fantastic views to the rear, perfect for enjoying peaceful afternoons or entertaining guests. The property also benefits from parking to the driveway, ensuring convenience for residents and visitors alike.

Offered with the advantage of no onward chain, this home is ready for you to move in without delay. Additionally, there is potential to extend into the loft space, subject to obtaining the necessary approvals, allowing you to tailor the property to your specific needs and preferences.

Situated in a highly sought-after location, this bungalow is surrounded by local amenities and enjoys easy access to the picturesque countryside that Otley is known for. Whether you are a first-time buyer, a retiree, or looking for a sound investment, this property is sure to impress. Do not miss the chance to make this lovely bungalow your new home.

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:

Sitting Room 18'5" x 11'1" (5.61m x 3.38m)
An excellent proportioned living space having a window to the front elevation, a focal fireplace with a gas fire inset and a central heating radiator.

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

Kitchen 9'5" x 9' (2.87m x 2.74m)
Fitted range of kitchen units having pine doors, worksurfaces over, a sink unit inset and tiled splash backs surrounding. Space and plumbing for washer and a dishwasher, provision for an electric cooker, window and a door to the side elevation.

Inner Hallway
With access to all the rooms.

Bedroom 1. 11'11" x 11'1" (3.63m x 3.38m)
Central heating radiator and a window to the rear looking over the gardens and with lovely long distance views.

Bedroom 2. 9' x 7'10" (2.74m x 2.39m)
Central heating radiator and a window to the rear, once again with a lovely outlook over the gardens and with distance views.

Bathroom
Fitted with a three piece suite in white comprising a corner shower cubicle with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Window to the side elevation, an extractor fan and a heated towel rail.

Outside
The front garden is laid to lawn with a selection of shrubs and bushes to the border. A neat block paved driveway leads from the front to the side of the bungalow, with the side also having a carport. Moving around to the rear is a good sized garden that enjoys a southerly aspect and fantastic views over the Valley with Otley Chevin to the backdrop.

The garden is once again laid to lawn with a selection of shrubs and bushes, a paved patio and all fully enclosed by fencing and hedging.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Private Driveway

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 at various levels. For further information please refer to: https://checker.ofcom.org.uk

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.

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

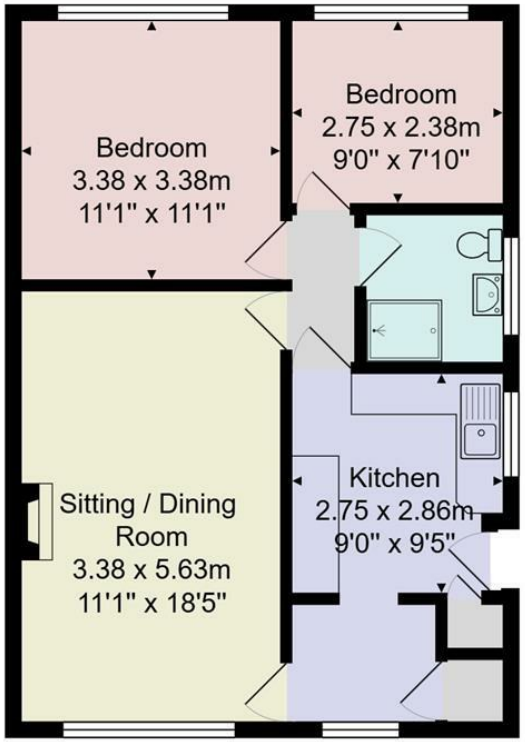
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.



Total Area: 57.3 m² ... 617 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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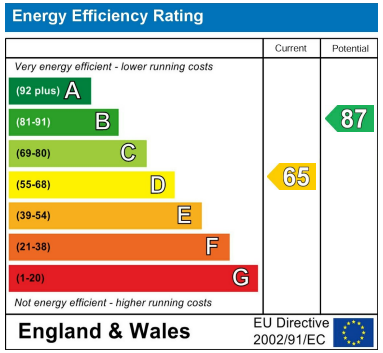

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

T: Call us on 01943 889010
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W: www.shanklandbarraclough.co.uk

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