



# 56 THE GILLS, OTLEY LS21 2AH

**Asking price £299,950**

## FEATURES

- Smartly Presented & Extended Three Bedroomed Semi Detached House
- Double Width Driveway Providing Private Off Road Parking
- Attractive Well Proportioned Sitting Room
- Useful Boarded Out Attic Room, Ideal Hobbies Area / Excellent Storage
- Southerly Facing Fully Enclosed Rear Garden
- Excellent Proportioned Dining Kitchen Open In To A Sitting Area
- Three Piece House Bathroom In White
- EPC Rating C / Council Tax Band C / Tenure Freehold



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BARRACLOUGH**  
ESTATE AGENTS

# Extended 3 Bedroom Semi Detached With A Southerly Facing Rear Garden

Located within the very popular and sought after neighbourhood of The Gills, Otley, this delightful three-bedroom house offers a perfect blend of comfort and modern living. Built in 1967, the property spans an impressive 881 square feet and has been thoughtfully extended to create a fabulous dining kitchen that seamlessly connects to a spacious living area. This open-plan layout is ideal for entertaining guests or enjoying quality family time.

The house features two well-proportioned reception rooms, providing ample space for relaxation and social gatherings. The south-facing rear garden is a true highlight, allowing for plenty of natural light and creating a warm, inviting outdoor space for children to play or for hosting summer barbecues.

For those with vehicles, the property boasts a double-width driveway, ensuring private off-road parking for up to two vehicles. Additionally, the fully boarded attic offers useful storage space or an ideal hobbies room, catering to all your organisational needs.

Situated conveniently between two excellent schools, The Whartons Primary School and Prince Henry's Grammar School, this home is perfect for families seeking a nurturing environment for their children. With its blend of practicality and charm, this property is an excellent opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house 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:

## Entrance Porch

Windows and half glazed door to the front, the perfect place for those winter coats and muddy boots.

## Hall

Staircase to the first floor and access to the sitting room.

## Sitting Room 14'10" x 11'11" (4.52m x 3.63m)

Attractive sitting room with a central heating radiator and uPVC window to the front elevation.

## Dining Kitchen With Adjoining Living Area 15'3" x 8'10" plus 13'5" x 8'4" (4.65m x 2.69m plus 4.09m x 2.54m)

They say the hub of every good home is the kitchen, well this one will not disappoint. A superb area for all the family to enjoy, beautifully extended to the rear creating a light and spacious area with a kitchen, a dining area and a sitting area. The kitchen offers a good range of fitted wall and base units having worksurfaces over and a sink unit inset. There is also an integrated dishwasher, space and plumbing for a washer and provision for a gas cooker. Central heating radiator, laminated wooden flooring, uPVC windows and French doors to the southerly facing rear garden.

## First Floor Landing

uPVC window to the side elevation.

## Bedroom 1. 12'7" x 9'1" (3.84m x 2.77m)

uPVC window to the front and a central heating radiator.

## Bedroom 2. 11'1" x 9'1" (3.38m x 2.77m)

uPVC window to the rear with views of Otley Chevin to the backdrop and a central heating radiator.

## Bedroom 3. 9'7" x 6'1" (2.92m x 1.85m)

uPVC window to the front and a central heating radiator.

## Bathroom WC

Three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level w.c. Tiled splash backs, a central heating radiator and a uPVC window.

## Outside

To the front the property enjoys a double width driveway providing off road parking for two cars. Shrubbled deep border. Moving around to the rear the property enjoys a southerly aspect and vies of Otley Chevin to the backdrop. The gardens include a large decked patio area and an



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artificial lawn, with steps down to a further lower garden which currently houses a shed and a greenhouse.

### **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](http://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 - Medium

Rivers & Sea - 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](mailto: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**

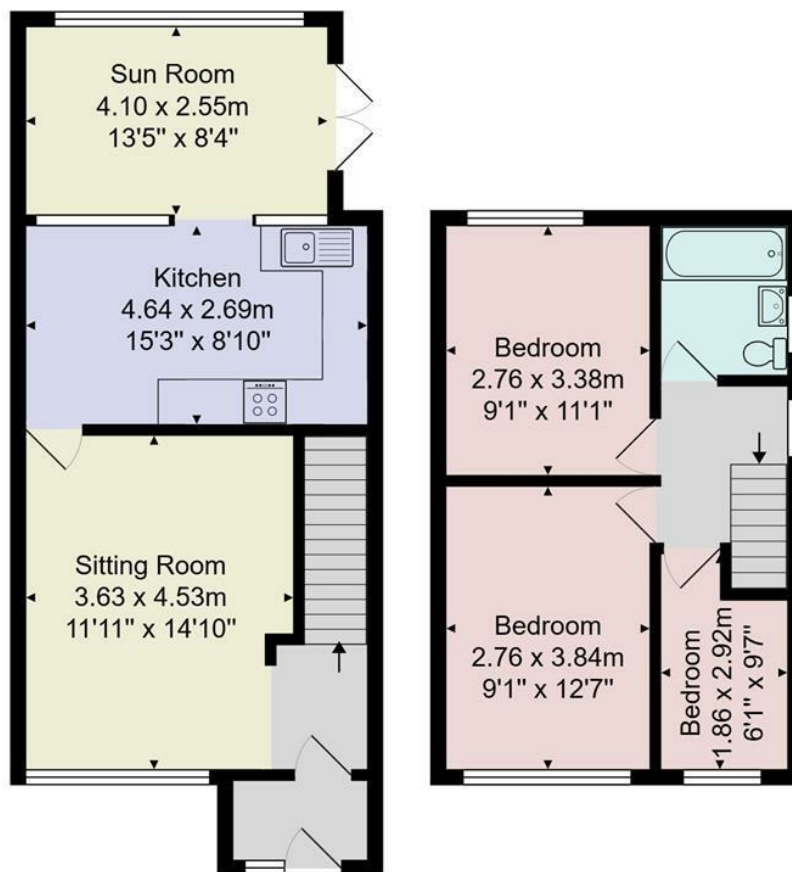
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 81.8 m<sup>2</sup> ... 881 ft<sup>2</sup>

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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:info@shanklandbarracrough.co.uk)**

**W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)**

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