



31 KINEHOLME DRIVE, OTLEY LS21 3LX

Asking price £235,000

FEATURES

- Three Bedroom Semi Detached
- Good Size Plot
- Recently Renewed Roof
- Ideal Opportunity for Various Buyers
- In Need of Modernisation
- Popular Location
- Scope for Extension
- EPC Rating D/Council Tax B/Freehold



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ESTATE AGENTS

An Exciting Project - Three Bedroom Semi Detached

In a popular cul-de-sac on Kineholme Drive, this semi-detached house presents an excellent opportunity for those seeking a project to make their own. With three spacious bedrooms and a well-proportioned bathroom, the property spans an impressive 960 square feet, offering good living space for families or individuals alike, with recently upgraded roof, windows and doors.

The good-sized plot allows for the possibility of extending the property subject to permissions, making it an ideal choice for those looking to create their dream home. Additionally, there is ample potential for off-street parking.

The location is particularly appealing, situated in a popular area that is well-regarded for its community spirit and accessibility to local amenities. Whether you are a first-time buyer or an investor looking for a property with great potential, this house on Kineholme Drive is a fantastic opportunity to create a personalised living space in a desirable neighbourhood. With a little vision and effort, this property could truly shine.

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:

Ground Floor

Entrance Hall

With window and door to the front, and stairs to the first floor.

Sitting Room 13'6" x 12'9" (4.11m x 3.89m)

With a large bay window to the front, electric fire with stone surround, and laminate wood flooring.

Dining Room 11'5" x 10' (3.48m x 3.05m)

A further good sized reception room and offering excellent potential to knock through and create an open plan dining kitchen, with window to the rear. Open cupboard space with plumbing for a washing machine, and housing the boiler.

Kitchen 8'3" x 6'2" (2.51m x 1.88m)

With provision for a gas cooker, a stainless steel sink unit, and fitted base and wall units. Window to the side and door to the rear garden.

First Floor

Landing

With window to the side and loft hatch giving access via a drop down ladder to the boarded roof space.

Bathroom

Fitted with a bath, pedestal wash basin and low suite wc. Window to the rear.

Bedroom 14'11" x 10' (4.55m x 3.05m)

A good sized double bedroom with window to the rear, and fitted wardrobes and cupboard. Laminate flooring.

Bedroom 12'9" x 12'3" (3.89m x 3.73m)

A further good sized double room with ample fitted wardrobes, and large window to the front.

Bedroom 9'8" x 8' (2.95m x 2.44m)

A third bedroom with window to the front.

Outside

The property stands within an excellent sized plot with large garden space to the side and front, ideal for potential extension and creating off street parking. To the rear is a further enclosed garden.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street with potential to create Off Street

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>

Council Tax Leeds

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.

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

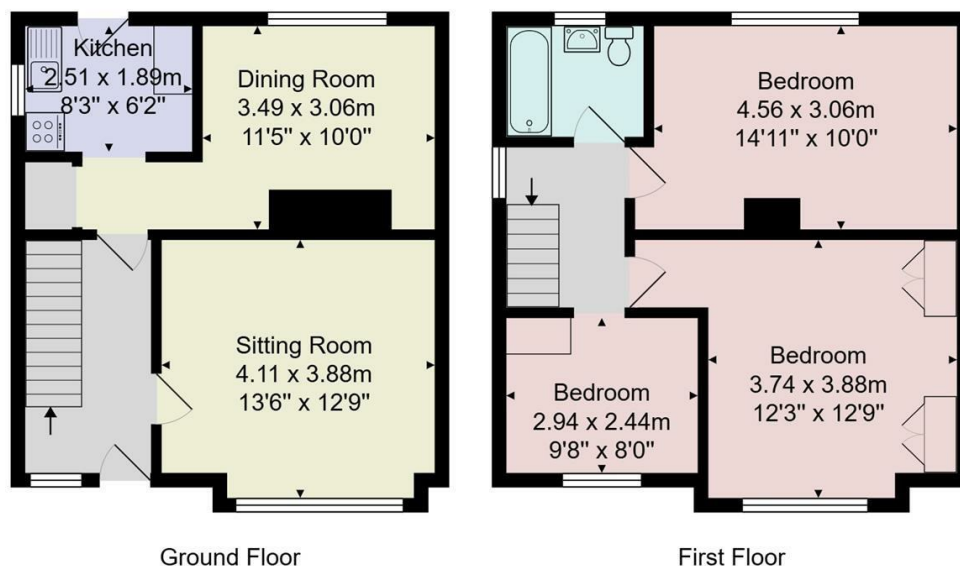
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 89.2 m² ... 960 ft²

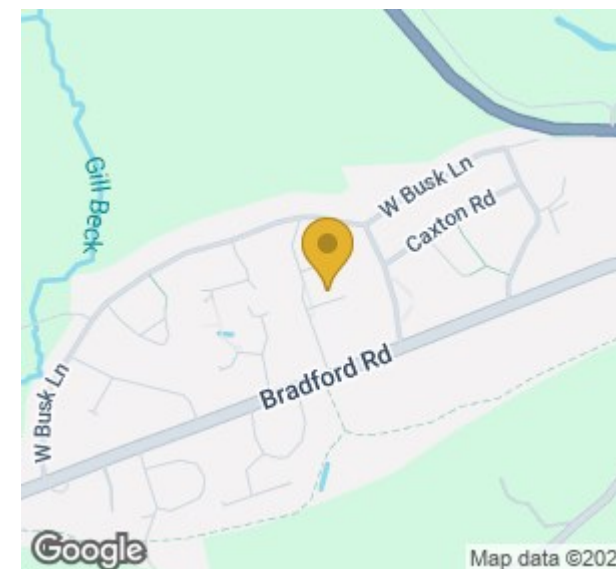
All measurements are approximate and for display purposes only.

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		82
(69-80) C		
(55-68) D	61	
(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
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