



22 HOLLIN GATE, OTLEY LS21 2DP

Asking price £240,000

FEATURES

- Mid 60's Built Three Bedroomed Inner Terraced House
- Stylish Modern House Bathroom, Fitted With A Large Walk In Shower
- Fully Plastered And Boarded Loft Room, Ideal For Hobbies & Storage
- Fully Enclosed Garden To The Rear
- Smartly Appointed Dining Kitchen With Fully Integrated Appliances Included
- Spacious Light And Airy Sitting Room
- Private Off Road Parking To The Front
- EPC Rating D / Tenure Freehold / Council Tax Band B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Mid Terrace located in Otley

This delightful brick built mid-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 929 square feet, the property boasts three well-proportioned bedrooms, along with an occasional attic room that provides additional versatility for your needs.

Upon entering, you are welcomed into an excellent sitting room, designed for relaxation and social gatherings. The heart of the home is undoubtedly the smartly appointed modern kitchen, which seamlessly opens into a spacious dining area. This inviting space is perfect for entertaining and family meals, and it conveniently adjoins the rear garden, allowing for a delightful flow between indoor and outdoor living.

The stylish three-piece house bathroom is a testament to contemporary design, ensuring that your daily routines are both practical and enjoyable. The property also features parking at the front, providing added convenience.

The fully enclosed rear garden offers a private sanctuary, ideal for outdoor activities, gardening, or simply unwinding in the fresh air. This home, built in the 1960's, combines classic charm with modern amenities, making it a wonderful choice for families or those seeking a peaceful retreat in a vibrant community.

With its excellent location and thoughtful layout, this property is a fantastic opportunity for anyone looking to settle in Otley. 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 Hallway

Via a composite outer door to the front elevation with two glazed insets, a central heating radiator, the staircase to the first floor and a window.

Sitting Room 19'8" x 10'11" (5.99m x 3.33m)

A lovely proportioned reception room having a gas fire to the chimney breast, two central heating radiators and a window to the front elevation. Patio doors open to the dining kitchen area.

Kitchen & Dining Area 16'7" x 8'11" & 10'4" x 7'10" (5.05m x 2.72m & 3.15m x 2.39m)

Offering a comprehensive range of modern fitted kitchen units having natural wood worksurfaces over and a sink unit inset. Range style cooker included together with an integrated dishwasher, washing machine, fridge and a freezer. Windows and French doors that open to the enclosed rear garden.

First Floor Landing

Having the large access hatch with a pull down ladder to the loft room (20'10" x 8'6") all plastered and boarded together with a Velux styled window, an ideal hobbies / occasional room or simple great storage space.

Bedroom 1. 13'10" x 8'9" (4.22m x 2.67m)

Having built in wardrobes, a central heating radiator and a window to the rear.

Bedroom 2. 10'6" x 6' (3.20m x 1.83m)

Built in wardrobe, a window to the front and a central heating radiator.

Bedroom 3. 8'8" x 7'3" (2.64m x 2.21m)

Built in cupboard, a central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a smart modern three piece suite that comprises a large walk in shower with a glazed screen, a wash hand basin and neat low level wc to a vanity unit. Complemented by stylish modern fully tiled walls, a central heated towel rail and a window to the rear.

Outside

To the front is a paved private off road parking area. Moving around to the rear the garden is securely enclosed and is currently paved for easier maintenance.

Tenure and Services

Tenure: Freehold

All Mains Services Connected



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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 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

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

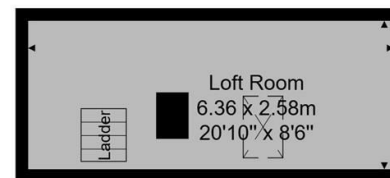
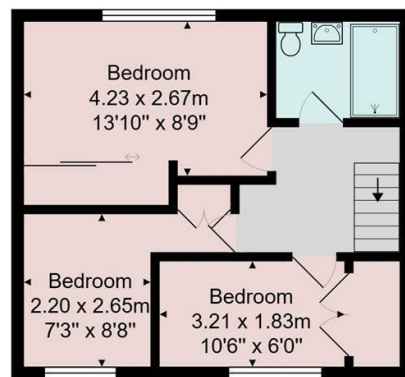
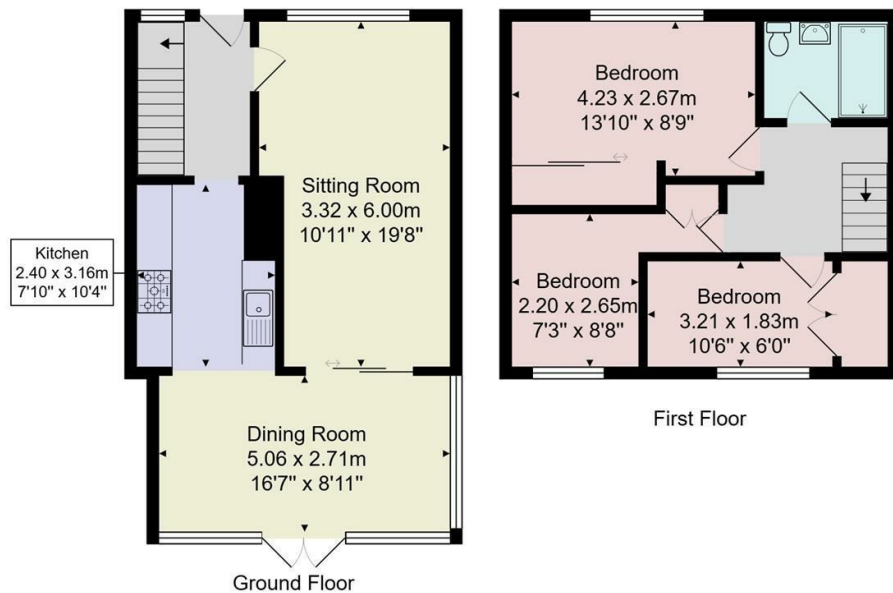
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



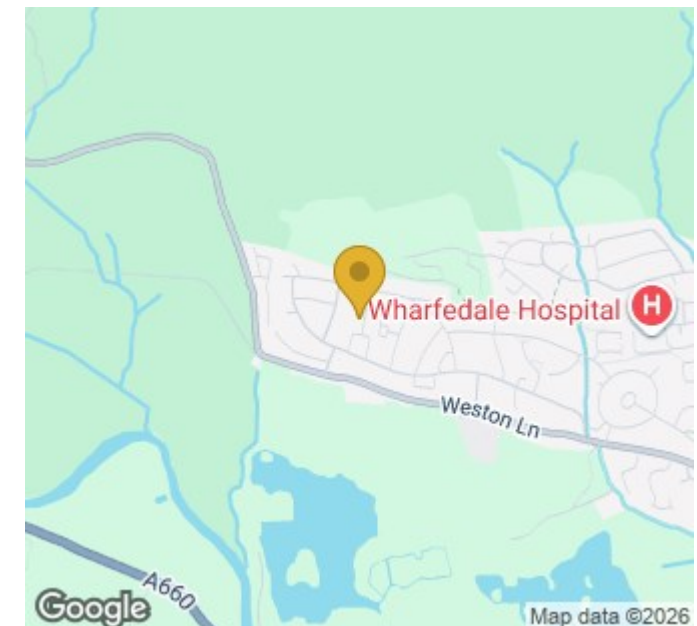
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Total Area: 86.3 m² ... 929 ft² (excluding loft room)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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.



T: Call us on 01943 889010
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