



# 3 WRENBECK CLOSE, OTLEY LS21 2BU

Asking price £300,000

## FEATURES

- 1960's Built Two Double Bedroomed Semi Detached Bunaglow
- Light and Airy Through Sitting Room With A Dining Area
- Smart Modern House Bathroom Fitted With A Large Walk In Shower
- Neat Gardens To Front And Fully Enclosed Rear
- Popular Residential Neighbourhood, Lovely Cul-de-Sac Setting
- Well Appointed Kitchen With A Built In Oven & Hob
- Ample Parking To The Block Paved Driveway And A Single Garage
- EPC Rating D / Tenure Freehold / Council Tax Band C



# 2 Bedroom Bungalow - Semi Detached located in Otley

Attractive two double bed roomed semi detached bungalow, situated within a very pleasant and sought after cul-de-sac location. The property with living accommodation all on the one level, commences with a spacious and welcoming central hallway which gives access to each room. The through sitting room with dining area is of good proportions and is light and airy having windows to the front and rear. The kitchen offers a good number of fitted kitchen units together with a built in oven and hob. The two bedrooms, as mentioned, are both good doubles and sit either side of the house bathroom which has been fitted with a large walk in shower with a glazed screen. Externally there is a neat low maintenance garden to the front, a block paved driveway providing good off road parking to the property, which leads past the side and on to a detached single garage. Moving around to the rear is a neat fully enclosed lawned garden. Viewings are strictly by appointment and can be arranged by contacting 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 uPVC outer door to the front elevation, this spacious welcoming hallway includes a central heating radiator and gives access to each of the rooms.

## Sitting Room & Dining Area 23'2" x 10'11" (7.06m x 3.33m)

A lovely light and airy through reception room having windows to the front and rear elevations, a focal fireplace with a gas fire inset and two central heating radiators.

## Kitchen 8'9" x 7'11" (2.67m x 2.41m)

Offering a good number of fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a built in electric oven and four ring gas hob with an extractor hood over, space and plumbing for a washing machine. Window and uPVC door to the rear garden.

## Bedroom 1. 11' x 10'11" (3.35m x 3.33m)

Central heating radiator and a window to the front elevation.

## Bedroom 2. 11'4" x 9' (3.45m x 2.74m )

Central heating radiator and a window to the rear elevation.

## Bathroom

Fitted with a smart modern three piece suite in white comprising a large walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by fully tiled walls, a central heating radiator and two windows to the side elevation.

## Outside

The property stands within neat gardens to the front and rear. The front has been designed for lower maintenance whilst to the rear is a fully enclosed garden, predominately laid to lawn. A neat block paved driveway provides private off road parking and leads past the side and on to a detached single garage.

## Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: Driveway & Garage

## 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.



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### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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>

### **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

### **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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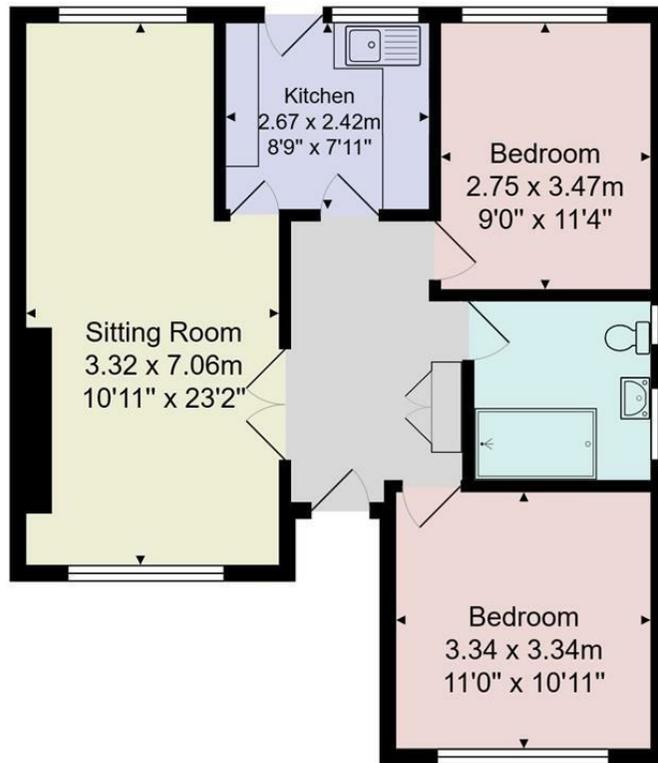


**Offer Acceptance & AML Regulations**  
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all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



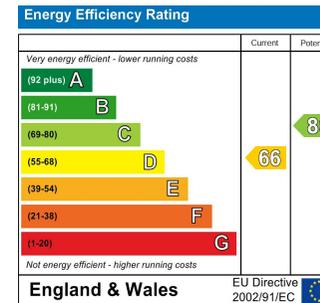


Total Area: 64.7 m<sup>2</sup> ... 696 ft<sup>2</sup>

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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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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)**

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

