



79 WRENBECK DRIVE, OTLEY LS21 2BP

Asking price **£325,000**

FEATURES

- Attractive, Light and Airy Three Bedroomed Semi Detached House
- Well Appointed Dining Kitchen With Integrated Appliance Included
- Neat Gardens To The Front And Fully Enclosed Rear
- Easy Walking To The Whartons Primary & Prince Henry's Grammar Schools
- Relaxing Sitting Room With A Wood Burning Stove
- Smartly Appointed Three Piece House Bathroom
- Block Paved Driveway Parking And A Single Garage
- EPC Rating C / Tenure Freehold / Council Tax Band C



SHANKLAND
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ESTATE AGENTS

3 Bedroom House - Semi-Detached located 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

A very pleasant entrance into the house having laminated wooden flooring, a central heating radiator and the staircase to the first floor with a useful storage cupboard built in below. uPVC door with a full length glazed side panel and a window to the side.

Sitting Room 13'10" x 11'2" (4.22m x 3.40m)

A lovely relaxing reception room having a focal wood burning stove inset to the chimney breast with a stone hearth and an oak beam. Central heating radiator and a window to the front elevation.

Dining Kitchen 16'10" x 9'6" (5.13m x 2.90m)

The perfect area for all the family to enjoy or for entertaining friends, this smartly appointed dining kitchen includes windows and patio doors that open to the attractive enclosed rear gardens. The kitchen area offers a comprehensive range of fitted units having solid natural wood worksurfaces over and a sink unit inset. Built in to the kitchen is an integrated fridge/freezer, and dishwasher, together with a built in electric oven with a gas hob and extractor hood over. Plumbing for an automatic washing machine and central heating radiator.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 12'8" x 10'4" (3.86m x 3.15m)

Window to the front elevation with Chevin views to the distance. Central heating radiator.

Bedroom 2. 10'9" x 10'8" (3.28m x 3.25m)

Central heating radiator and a window looking over the rear garden.

Bedroom 3. 9'11" x 6'7" (3.02m x 2.01m)

Built in cupboard over the bulkhead, a central heating radiator and a window to the front elevation with Chevin views to the distance.

House Bathroom

Smartly appointed and fully tiled, complemented by fitted furnishings, a central heated towel rail and a window to the rear. Large walk in shower with a glazed screen, a wash hand basin to a vanity unit with a mirror over and a low level w.c.

Gardens, Parking & Garage

To the front is a neat squared lawn with stocked borders. A block paved driveway provides private off street parking. The driveway leads past the side and onto a detached single garage. Moving around to the rear is a larger garden, very private and enclosed by fencing and hedging. The gardens themselves include a stone flagged patio area and two neat level lawns.

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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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.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

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 - 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>

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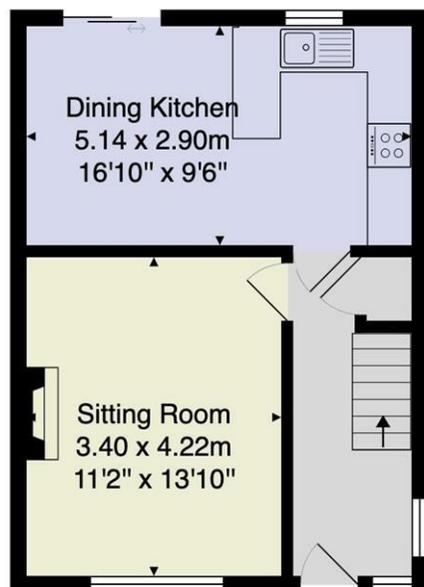
Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective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

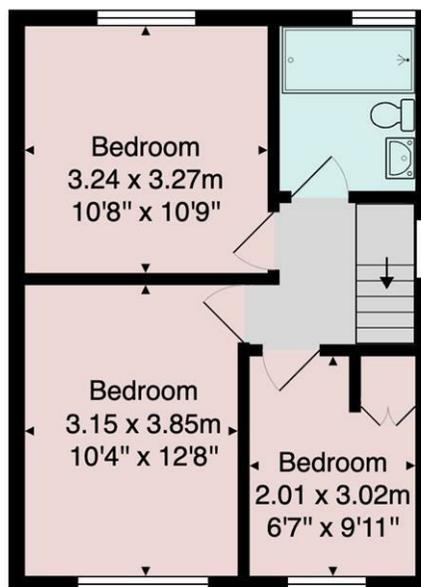
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Ground Floor



First Floor

Total Area: 75.4 m² ... 811 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 room.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(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.



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