



# 13 NEWALL AVENUE OTLEY LS21 2EA

**Asking price £280,000**

## FEATURES

- Semi-Detached Family Home In A Sought After Area
- Sitting Room With Feature Multi-Fuel Stove
- Welcoming Entrance Hall & Downstairs Bathroom
- Attractive Front Garden, & Two Garden Sheds Proving Storage
- Ideal Opportunity For A Variety Of Buyers
- Terrific Rear Garden With Patio & Garden Pub
- Breakfast Kitchen & Conservatory With Access To The Garden
- Three Good Sized Bedrooms, With The Main Having Walk In Cupboard
- Freehold / EPC Rating C / Council Tax Band B
- Offered With The Advantage Of Having No Onward Chain



# Attractive 3 Bed Semi With Conservatory & Terrific Rear Garden

Situated in this sought after area of Otley, this delightful house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a spacious sitting room, complete with a feature multi-fuel stove, perfect for cosy evenings in. The breakfast kitchen is well-appointed, with an adjoining conservatory providing a lovely space for family meals and entertaining guests.

This residence features three generously sized bedrooms, with the main bedroom offering the added benefit of a walk-in cupboard, ensuring ample storage space. The bathroom is conveniently located on the ground floor to serve the household's needs.

One of the standout features of this property is the terrific rear garden, which includes a patio, lawned and seating areas, as well as its very own garden pub, ideal for alfresco dining and enjoying the outdoors during warmer months or hosting gatherings with friends and family.

Additionally, this home is offered with the advantage of having no onward chain, making the buying process smoother and more straightforward. This property is perfect for families or anyone looking to settle in a friendly community.

Don't miss the chance to make this lovely house your new home and contact Shankland Barraclough Estate Agents in Otley today to arrange a viewing.

## 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 oak flooring, stairs up to the first floor and window to the side elevation.

### Sitting Room 15'6" x 11'3" (4.72m x 3.43m)

A cosy sitting room having a feature multi-fuel stove having a stone hearth and window to the front elevation.

### Kitchen 15'6" x 8'0" (4.72m x 2.44m)

A light and airy breakfast kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset sink with mixer tap, integrated fridge/freezer and electric oven with a four ring gas hob having a stainless steel hood over. Plumbing for an automatic washing machine and dishwasher, recessed spotlights, vinyl flooring, radiator, two windows to the rear elevation and door into:

### Conservatory 10'3" x 8'0" (3.12m x 2.44m)

A lovely additional space currently being used as a dining room but would also make a delightful sitting area overlooking the rear garden. Vinyl flooring and French doors out to the rear garden.

### Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Heated towel rail, part tiled walls, tiled floor and window to the rear elevation.

### First Floor

#### Landing

With window to the side elevation.

### Bedroom 1. 15'6" x 9'11" (4.72m x 3.02m)

A spacious principal bedroom having a walk in cupboard providing extremely useful storage. Radiator & window to the front elevation.

### Bedroom 2. 10'11" x 9'7" (3.33m x 2.92m)

Another good sized double bedroom with radiator and window to the rear elevation.

### Bedroom 3. 10'10" x 6'8" (3.30m x 2.03m)

A lovely single bedroom but would also make an ideal office for those working from home with radiator and window to the side elevation. Access to the boarded roof void with skylight.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Outside

The property enjoys a terrific rear garden with a generous lawned area, flagged patio and gravelled seating area, an ideal space for entertaining and for a growing family to enjoy. There are 2 storage sheds one with light and power providing excellent storage, with a further shed having been converted into a small bar, the perfect spot to enjoy a summers evening. Outside tap and access to the front garden with further lawned area and flower borders.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking

### 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>

### 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>

### Council Tax Leeds

Leeds City Council Tax Band B. 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.

### 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### 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.

### 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.

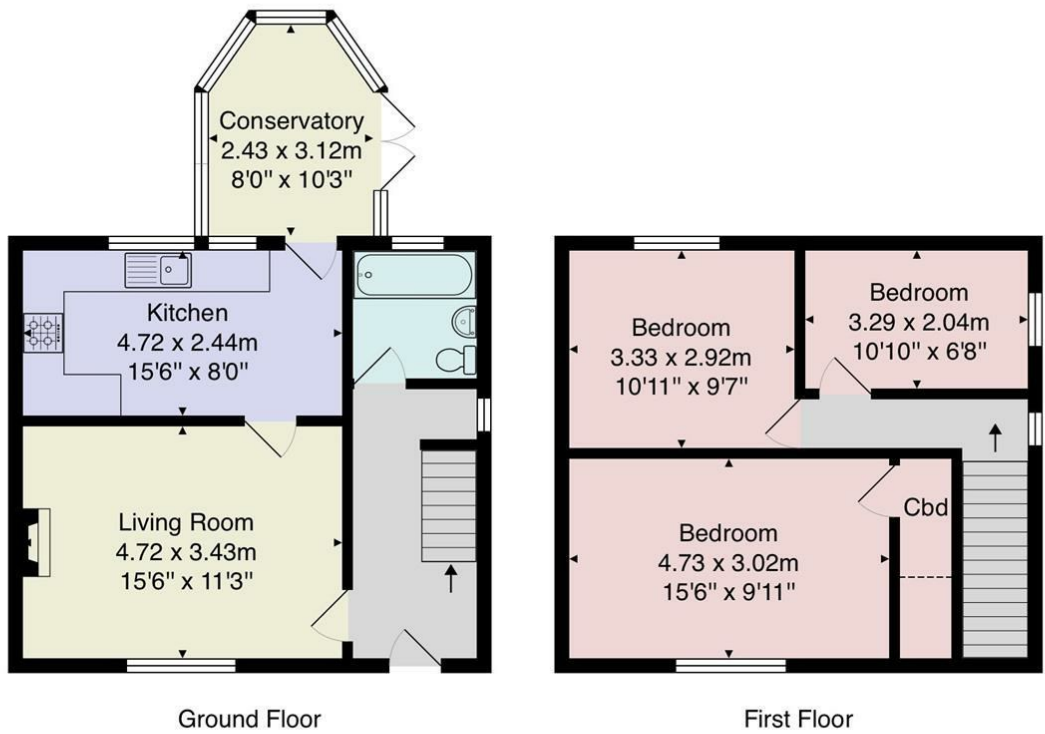
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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.



Call us on 01943 889010  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

