



48 MEAGILL RISE, OTLEY LS21 2EJ

Asking price £225,000

FEATURES

- Beautifully Presented Mid Terraced Property
- Modern Well-Equipped Dining Kitchen
- Modern Bathroom With A White Three Piece Suite
- Terrific South Facing Landscaped Rear Garden
- Double Driveway Providing Ample Off Road Parking
- Generous Light & Airy Sitting Room
- Two Double Bedrooms, One With Fitted Wardrobes
- Loft Room Which Could Be Utilised In Numerous Ways
- Tenure Freehold / EPC Rating C / Council Tax Band B
- Ideal Opportunity For A Variety Of Buyers



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ESTATE AGENTS

Beautifully Renovated 2 Bed Mid Terrace With South Facing Garden

This beautifully presented mid-terraced house which has been thoughtfully renovated by the current owners offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms and a stylish bathroom, this property is perfect for small families, couples, or individuals seeking a serene home environment.

As you enter, you are greeted by a generous reception room that is bathed in natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the modern, well-equipped dining kitchen, which provides an ideal space for both cooking and entertaining. This area is designed to meet the needs of contemporary living, making it a joy to prepare meals and host gatherings.

One of the standout features of this property is the terrific south-facing landscaped rear garden. This outdoor space is perfect for enjoying sunny days, whether you wish to relax with a book or host a barbecue with friends and family. The garden is a true oasis, offering a peaceful retreat from the hustle and bustle of daily life.

Additionally, the property boasts a versatile loft room that can be utilised in numerous ways, whether as a home office, playroom, or extra storage space. This added flexibility enhances the overall appeal of the home.

For those with vehicles, the property offers parking for two vehicles, a valuable convenience in this desirable location.

In summary, this mid-terraced house on Meagill Rise is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. With its attractive features and prime location, it is sure to attract interest from a variety of buyers.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

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 Area

With a composite entrance door, radiator and stairs up to the first floor.

Sitting Room 14'7" x 11'6" (4.45m x 3.51m)

A generous light and airy reception room with radiator and window to the front elevation.

Dining Kitchen

A smart and modern dining kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset one and a half bowl sink and space for a range of appliances including a fridge/freezer, plumbing for an automatic washing machine and dishwasher and integrated double electric oven with a four ring gas hob having a stainless steel hood over. Cupboard housing the gas fired central heating boiler, vinyl floor, modern upright radiator and useful storage under the stairs. Window and door to the rear elevation.

First Floor

Landing

With access to the loft room.

Bedroom 1. 11'10" x 8'11" (3.61m x 2.72m)

Double bedroom with radiator and window to the rear elevation.

Bedroom 2. 11'3" x 8'4" (3.43m x 2.54m)

Another generous double bedroom with a range of fitted wardrobes providing excellent storage. Radiator and window to the front elevation.

Bathroom

A modern house bathroom having a white three piece suite comprising a panelled bath with shower over, low suite w.c and wash basin with cupboards under. Heated towel rail, part tiled walls, vinyl flooring and window to the front elevation.

Loft Room 18'0" x 8'3" (5.49m x 2.51m)

A great space that could be utilised in a number of ways such as a play room or office. Under-eaves storage, electric radiator and velux window.

Outside

A terrific south facing garden that has been recently landscaped by the current owners to create a terrific outdoor space with Indian sandstone patio and lawned area an ideal space for alfresco dining, children to play and to enjoy the sunshine. At the front there is a driveway providing off road parking for at least two vehicles.

Tenure, Services And Parking

Tenure: Freehold



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All Mains Services Connected

Parking: Double Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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 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 or call in to our office at 26 Kirkgate, Otley 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.



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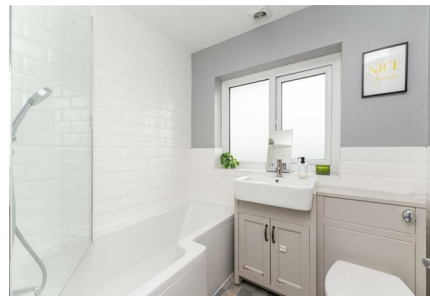
Mortgage Advice

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.

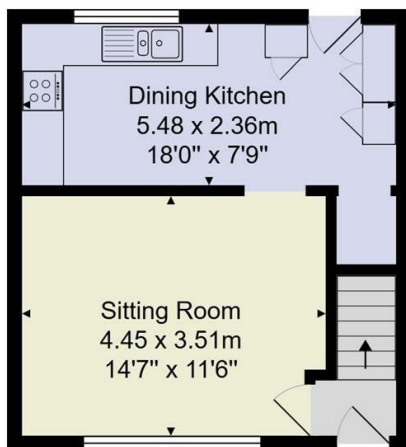
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

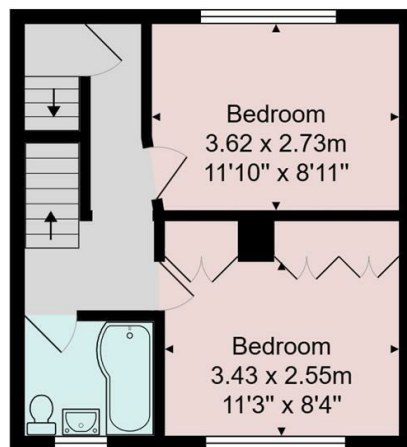
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



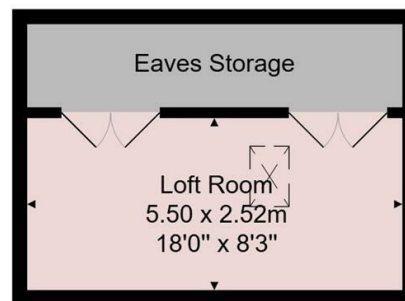
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Ground Floor



First Floor



Second Floor

Total Area: 87.5 m² ... 941 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		
(69-80) C	70	82
(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.



Call us on 01943 889010
info@shanklandbarracloUGH.co.uk
www.shanklandbarracloUGH.co.uk

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