



# 36 THE GILLS, OTLEY LS21 2AH

**Asking price £275,000**

## FEATURES

- Brick Built Semi Detached House Within A Very Popular Neighbourhood
- Three Bedrooms, Two Doubles And One Single
- Sitting Room And A Dining Kitchen To The Ground Floor
- Gas Fired Central Heating And Fully Double Glazed
- Southerly Facing Garden To The Rear
- Driveway, Carport And A Garage
- EPC Rating D / Tenure Freehold / Council Tax Band C
- Offered With The Advantage Of Having NO ONWARD CHAIN



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# 3 Bedroom Semi-Detached Offered With No Onward Chain

Located within the ever popular area of The Gills, Otley, this delightful three-bedroom house presents an excellent opportunity for families and first-time buyers alike. Spanning 764 square feet, the property boasts a well-proportioned reception room, perfect for both relaxation and entertaining together with a good sized dining kitchen to the ground floor. The home features a family bathroom and three comfortable bedrooms, providing ample space for everyone.

Believed to date to circa 1970, this house retains a classic appeal while offering great scope for modernisation and personalisation. The south-facing rear garden is a particular highlight, allowing for plenty of sunlight throughout the day, making it an ideal space for outdoor activities or simply enjoying the fresh air.

Parking is a breeze with space for up to three vehicles, including a convenient carport and a single garage. This feature is especially valuable in a popular location like Otley, where amenities and schools are within easy reach. Families will appreciate the proximity to The Whartons Primary School and the highly regarded Prince Henry's Grammar School, both just a short stroll away.

Offered with no onward chain, this property is ready for you to move in and make it your own. With its desirable location and potential for enhancement, this house is a rare find in a sought-after area. Don't miss the chance to view this lovely home and envision the possibilities it holds for you and your family.

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 Vestibule

Via an outer door to the front elevation with two glazed insets. Staircase to the first floor.

## Sitting Room 14'1" x 12'2" (4.29m x 3.71m)

Lovely bay windowed feature to the front elevation, a gas fire to a surround and a central heating radiator.

## Dining Kitchen 15'5" x 8'11" (4.70m x 2.72m)

Fitted range of kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Built in electric oven with a four ring gas hob and an extractor hood over. Plumbing for a washer, a central heating radiator and a deep understairs cupboard. Window to the rear garden, together with a window and door to the rear porch.

## Rear Porch

Windows and door to the southerly facing rear garden.

## First Floor Landing

Window to the side elevation and the access hatch to the loft.

## Bedroom 1. 12'7" x 9'5" (3.84m x 2.87m)

Window to the front elevation and a central heating radiator.

## Bedroom 2. 10'5" x 9' (3.18m x 2.74m)

Window to the rear elevation with views of the Chevin to the backdrop and a central heating radiator.

## Bedroom 3. 7'11" x 5'6" (2.41m x 1.68m)

Window to the front elevation and a central heating radiator.

## Bathroom WC

Fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Complemented by tiled walls and flooring, airing cupboard, a central heating radiator and a window to the rear.

## Outside

To the front is a lawned garden with shrubbed borders. A driveway provides private off



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road parking and leads past the side, which also has a carport, and onto a detached single garage. The garden to the rear enjoys a southerly aspect and is fully enclosed.

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Private 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.

### **Flood Risk Summary**

Surface Water - 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>

### **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 at various levels. 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 [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



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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.

### **Offer Acceptance & AML Regulations**

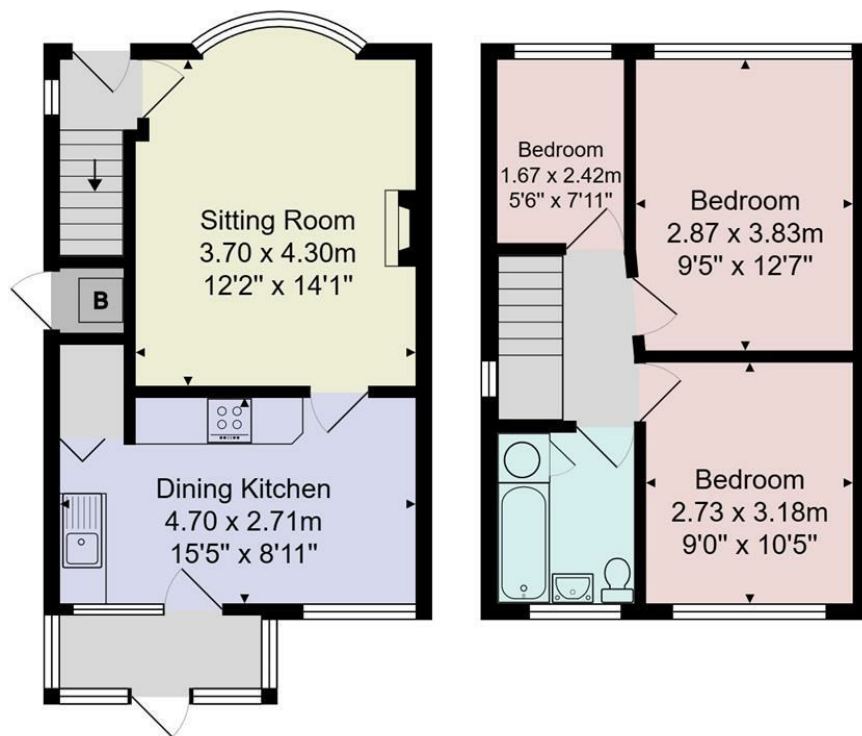
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 70.9 m<sup>2</sup> ... 764 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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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>68</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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**

**E: [info@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)**

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

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