





22 SOUTH PARADE, OTLEY LS21 1BX

Asking price £265,000

FEATURES

- 3 Bedroom Brick Built Mid Town House
- Offered With The Advantage Of Having No Onward Chain
- Sitting Room With Modern Focal Fireplace
- Dining Room And Adjoining Kitchen
- Bathroom With Walk In Shower
- Garage And On Street Parking
- Gardens Front And Rear
- EPC Rating C / Tenure Freehold / Council Tax Band C

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SHANKLAND BARRACLOUGH ESTATE AGENTS

3 Bedroom House located in Otley

Located in the sought-after area of South Parade, Otley, this charming house presents an excellent opportunity for those seeking a comfortable family home. Spanning an impressive 864 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you are greeted by a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality and ease, ensuring that meal preparation is a delightful experience, and adjoins the dining room. The bathroom features a modern white three-piece suite, complete with a spacious walk-in shower, providing a touch of luxury to your daily routine.

The property is set within a popular location, conveniently situated within walking distance of the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the house benefits from a garage and gardens, offering ample outdoor space for recreation or gardening enthusiasts.

With the added advantage of no onward chain, this home is ready for you to move in and make it your own. Furthermore, the property benefits from having a detached garage. This delightful property combines modern living with a prime location, making it a must-see for prospective buyers. Don’t miss the chance to view this lovely home in Otley.

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 Hall
Via an outer door, staircase to the first floor and a door to the siting room.

Sitting Room 14'10" x 14' (4.52m" x 4.27m)
A light and spacious reception room having a window to the front, a central heating radiator and a focal fire place with a gas fire inset.

Dining Room 9'11" x 7'11" (3.02m" x 2.41m")
Twixt the sitting room and kitchen, the dining room has double sliding doors to the sitting room, connecting doors to the kitchen and the rear porch. Central heating radiator.

Kitchen 7'11" x 7'11" (2.41m" x 2.41m")
Fitted with a range of wall and base units, having work surfaces over and a sink unit inset. Space and plumbing for a washing machine, provision for an electric cooker, large under stairs cupboard and a window to the rear elevation.

Porch 8'10" x 3'11" (2.69m" x 1.19m")
Windows and door to the rear garden.

First Floor Landing
With access to the following rooms:

Bedroom 1. 10'4 x 12'1" (3.15m x 3.68m")
Benefiting from built in wardrobes to one wall, a central heating radiator and a window.

Bedroom 2. 11'0 x 9'10" (3.35m x 3.00m")
Central heating radiator and a window.

Bedroom 3. 7'6 x 8'2" (2.29m x 2.49m")
Built in cupboard over the bulk head, with a central heating radiator and a window.

Bathroom
Fitted with a three piece suite, comprising a walk in shower with a glazed screen, a wash hand basin and a low level wc. Tiling to the walls and a window to the rear.

Outside
The property stands within neat gardens to the front and rear incorporating neat lawn, paved patio walling and hedging. Detached garage.

Tenure, Services And Parking
Tenure: Freehold.
All Mains Services Connected.
Parking: Garage and on street.

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.

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. 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ







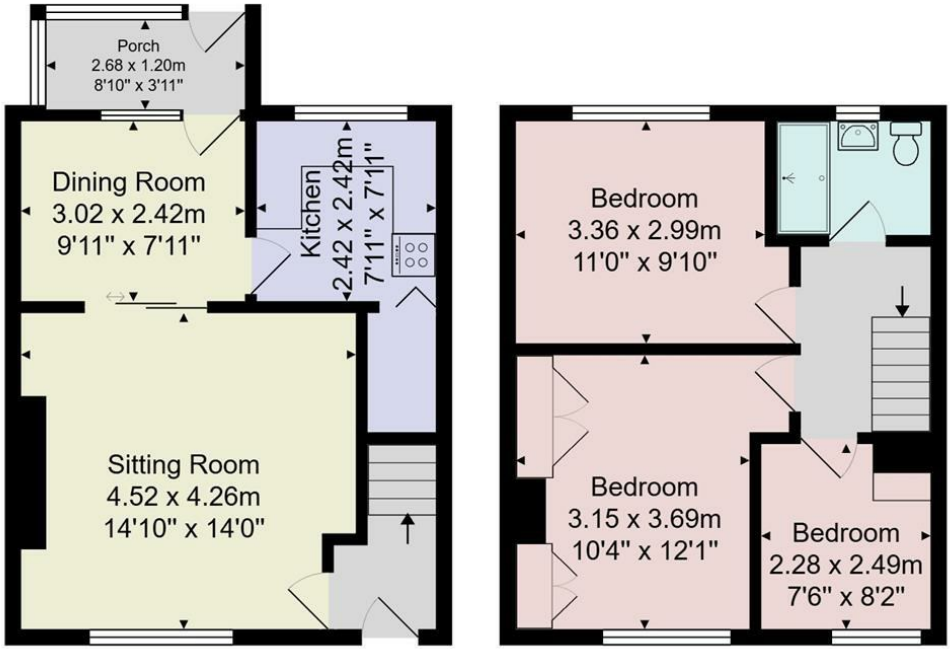


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The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

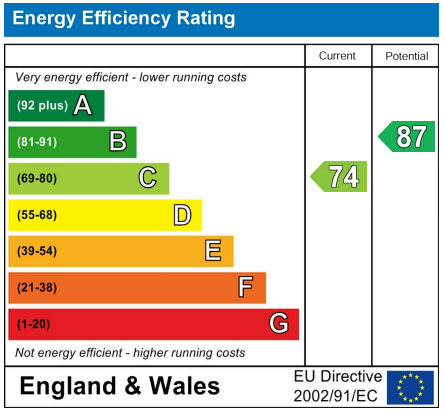
Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective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



Ground Floor First Floor

Total Area: 80.2 m² ... 864 ft²
All measurements are approximate and for display purposes only.
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Call us on 01943 889010
info@shanklandbarraclough.co.uk
www.shanklandbarraclough.co.uk

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