





# 96 MEAGILL RISE
# OTLEY
# LS21 2EH

## Asking price £250,000

FEATURES

- Offered With The Advantage Of Having NO ONWARD CHAIN
- Brick Built Semi-Detached Family Home With Driveway
- Good Sized Rear Garden Enjoying A Southerly Aspect
- Dining Room Adjoining Kitchen With Potential To Create Dining Kitchen
- Light & Airy Sitting Room With A Fireplace
- First Floor With Three Good Sized Bedrooms & House Bathroom
- Tremendous Scope To Extend & Improve Subject To Necessary Permissions
- EPC Rating D / Tenure Freehold / Leeds City Council Tax Band B
- Ideal Opportunity For A Variety Of Buyers
- Located Within A Highly Sought After Location

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SHANKLAND BARRACLOUGH ESTATE AGENTS

# 3 Bedroomed Semi-Detached House With South Facing Garden

Located within the charming area of Meagill Rise, Otley, this delightful semi-detached family home presents an excellent opportunity for a variety of buyers. The property boasts three well-proportioned bedrooms and a house bathroom, making it ideal for families or those seeking extra space.

Upon entering, you will find a welcoming reception room whilst the dining room adjoins the kitchen. This layout offers the potential to create a spacious dining kitchen, perfect for entertaining guests or enjoying family meals subject to the necessary permissions and approvals.

One of the standout features of this home is the good-sized rear garden, which enjoys a lovely southerly aspect. This outdoor space is perfect for relaxation, gardening, or hosting summer activities. Additionally, the property includes a private driveway providing off road parking.

Offered with the advantage of having no onward chain, this home is ideal for a variety of purchasers including first-time buyer, families, and those looking to downsize, this property has the potential to meet your needs. With its appealing features and prime location, this semi-detached house is a must-see for anyone seeking a new home in Otley.

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 Hall**
With window to the side elevation, dado rail and stairs up to the first floor.

**Sitting Room 12'9" x 12'9" (3.89m x 3.89m )**
A generous reception room with a feature fireplace housing a fitted gas fire, ceiling cornice, radiator and window to the front elevation.

**Dining Room 9'1" x 9'1" (2.77m x 2.77m)**
A second reception room adjoining the kitchen with scope to convert into a dining kitchen subject to the necessary approvals and regulations. Having wood effect flooring, ceiling cornice, radiator and window to the rear elevation overlooking the garden.

**Kitchen 9'5" x 9'1" (2.87m x 2.77m)**
With a range of base and wall units incorporating cupboards, drawers and coordinating wooden work surfaces with upstands and a tiled splash back. Inset porcelain sink with mixer tap and integrated appliances including a fridge/freezer, double electric and four ring gas hob. Plumbing for an automatic dishwasher and washing machine, ceiling cornice, understairs cupboard, wood effect flooring and door to the side and window to the rear elevation.

**First Floor**

**Landing**
With access to the roof void, cupboard housing the central heating boiler and window to the side elevation.

**Bedroom 1. 11'4" x 10'1" (3.45m x 3.07m)**
Double bedroom with recessed fitted wardrobe, radiator and window to the front elevation.

**Bedroom 2. 11'1" x 10'1" (3.38m x 3.07m)**
Another double bedroom with ceiling cornice, radiator and window to the rear elevation overlooking the rear garden.

**Bedroom 3. 8'5" x 7'11" (2.57m x 2.41m)**
With ceiling cornice, radiator and window to the front elevation.

**Bathroom**
With a white three piece suite comprising a panelled bath and pedestal wash hand basin. Fully tiled walls and window to the rear elevation.

**Separate W.C**
With a low suite w.c and window to the rear elevation.

**Outside**
The property enjoys an enclosed south facing rear garden with gravelled and lawned areas having flower borders with mature shrubs and plants. An outbuilding provides useful storage whilst the driveway to the front provides off road parking.

**Tenure, Services And Parking**
Tenure: Freehold
All Mains Services Connected
Parking: Driveway Providing Off Parking

**Internet and Mobile Coverage**
Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ







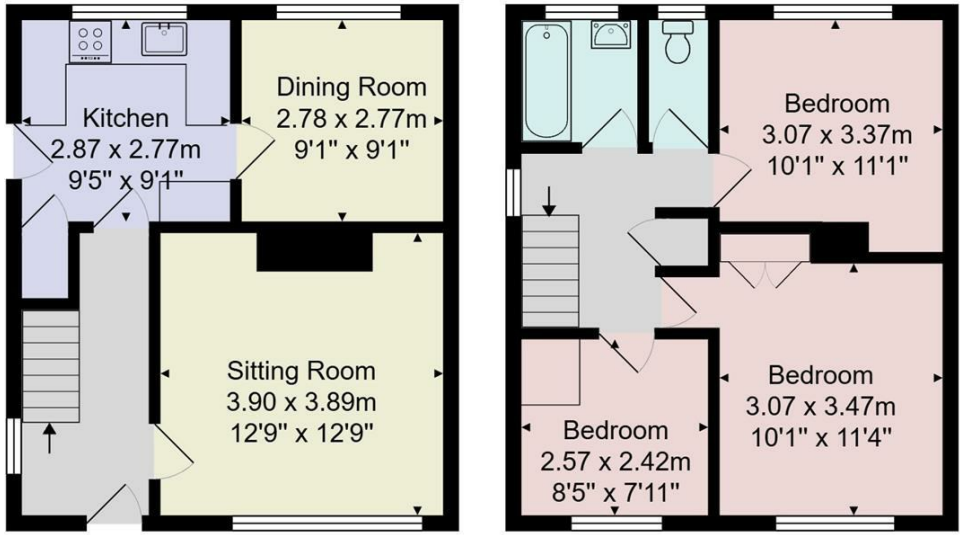


**Offer Acceptance & AML Regulations**
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective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

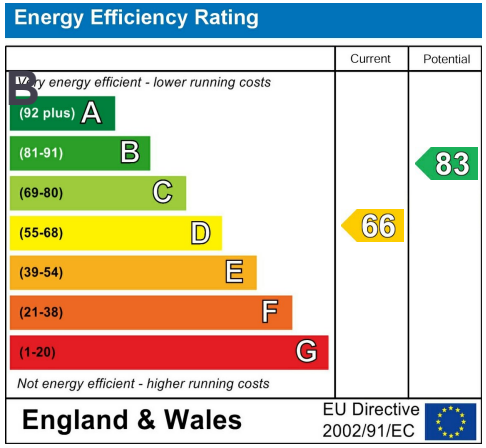
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

**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.




Ground Floor First Floor

Total Area: 79.2 m² ... 852 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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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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