





14 MEAGILL RISE, OTLEY LS21 2EJ

Asking price £260,000

FEATURES

- Extended And Much Improved Two Bedroom + Nursery Semi Detached House
- Superbly Appointed Modern Dining Kitchen With Built In Appliances Included
- Light And Airy Sitting Room And A Utility Room To The Ground Floor
- House Bathroom Fitted With A Smart Three Piece Suite In White
- Neat Paved Parking To The Front
- Fully Enclosed Garden With An Artificial Lawn And Patio Area To The Rear
- EPC Rating D / Tenure Freehold / Council Tax B
- Offered With The Advantage Of Having NO ONWARD CHAIN

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SHANKLAND BARRACLOUGH ESTATE AGENTS

2 Bedroom House - Semi-Detached located in Otley

Located within the highly popular area of Meagill Rise, Otley, this delightful semi-detached house offers a perfect blend of modern living and traditional comfort. Spanning an impressive 821 square feet, the property features two well-proportioned bedrooms as well as a small nursery room or study and a stylish modern bathroom, making it an ideal home for couples or young families.

The ground floor has been thoughtfully extended to the rear, creating a spacious and contemporary dining kitchen that is perfect for entertaining or enjoying family meals. The inviting reception room provides a warm and welcoming atmosphere, ideal for relaxation after a long day.

One of the standout features of this property is its private, fully enclosed garden at the rear. With an artificial lawn and a paved patio area, it offers a low-maintenance outdoor space that can be enjoyed all year round, whether for summer barbecues or quiet evenings under the stars.

For those with vehicles, the property boasts private off-road parking at the front, ensuring convenience and peace of mind. The location is particularly appealing, being well-placed for access to a local play park, a large open green, and a nearby convenience store, making daily life both easy and enjoyable.

This charming home, built in the 1950s, combines modern amenities with a sense of community, making it a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don’t miss the chance to make this lovely property your own.

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 a composite door to the front elevation, a central heating radiator and the staircase to the first floor.

Sitting Room 14'9" x 11'3" (4.50m x 3.43m)
Light and airy having a large window to the front elevation and a central heating radiator.

Dining Kitchen 17'6" x 13'3" (5.33m x 4.04m)
Smartly appointed and extended to create a fabulous living and entertaining area. The kitchen offers a good number of modern fitted kitchen units having worksurfaces over and a sink unit inset. Fully integrated with a built in fridge-freezer, an electric oven and hob with an extractor hood over and an integrated dishwasher. Central heating radiator, large Velux styled window, French doors and a window to the rear garden.

Utility Area 10'3" x 4'2" (3.12m x 1.27m)
With space and plumbing for a washer, the central heating boiler and a door to the side elevation.

First Floor Landing
Window to the side elevation and a the access hatch to the loft.

Bedroom 1. 11'2" x 9'5" (3.40m x 2.87m)
Built in cupboard, a central heating radiator and a window to the rear

Bedroom 2. 11'2" x 9'3" (3.40m x 2.82m)
Fitted wardrobes with cupboards over the bed space, a central heating radiator and a window to the front elevation.

Bedroom 3 / Nursery or Office 6'4" x 6'2" (1.93m x 1.88m)
Central heating radiator and a window to the front elevation.

Bathroom
Fitted with a new three piece suite in 2026 comprising a panelled bath with a shower and a screen over, together with a wash hand basin to a vanity unit and a low level wc. Complemented by stylish tiled splash backs and a window to the rear elevation.

Outside
To the front is a neat flagged area providing private off road parking. The garden to the rear is fully enclosed and includes a large Indian stone paved patio, a further decked patio and an artificial lawn, allowing for all year round use.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Private Off Road

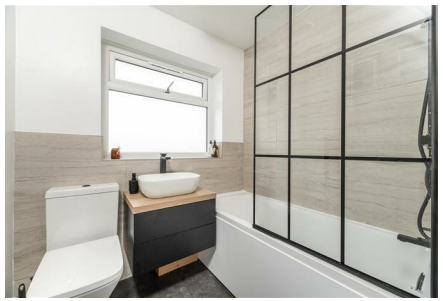
Council Tax
Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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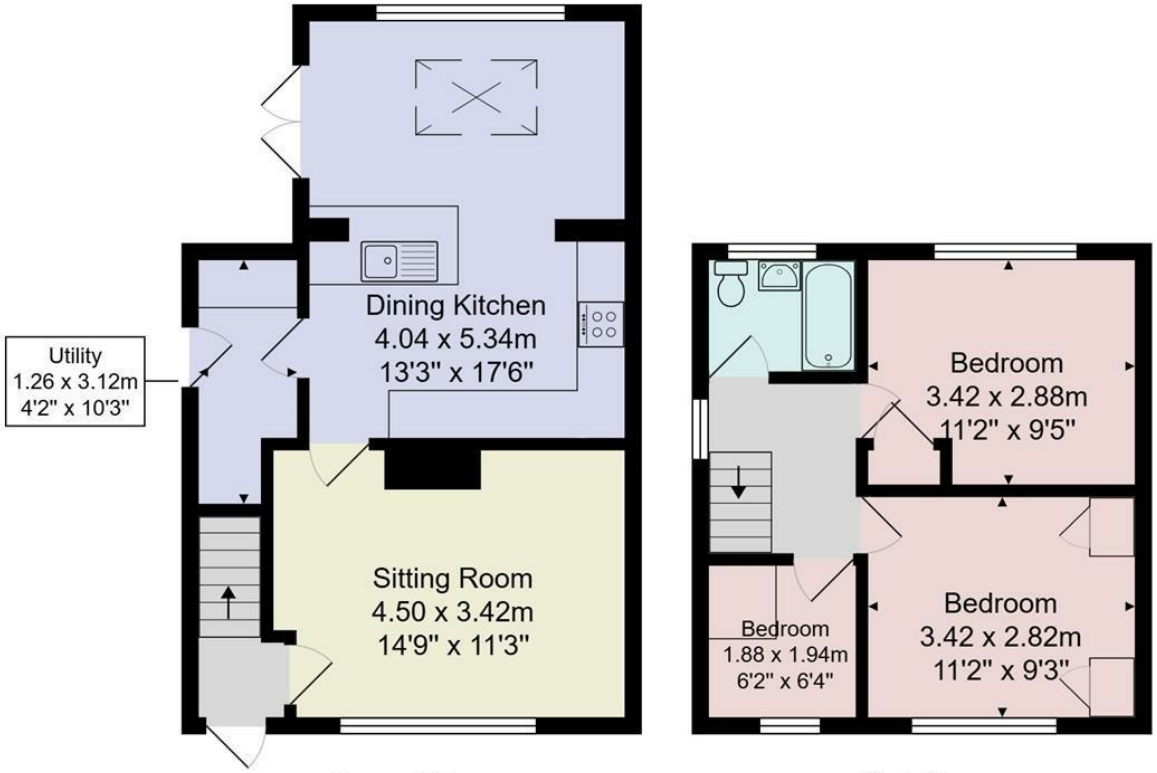
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



Total Area: 76.3 m² ... 821 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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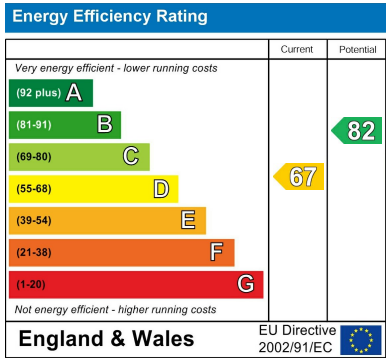
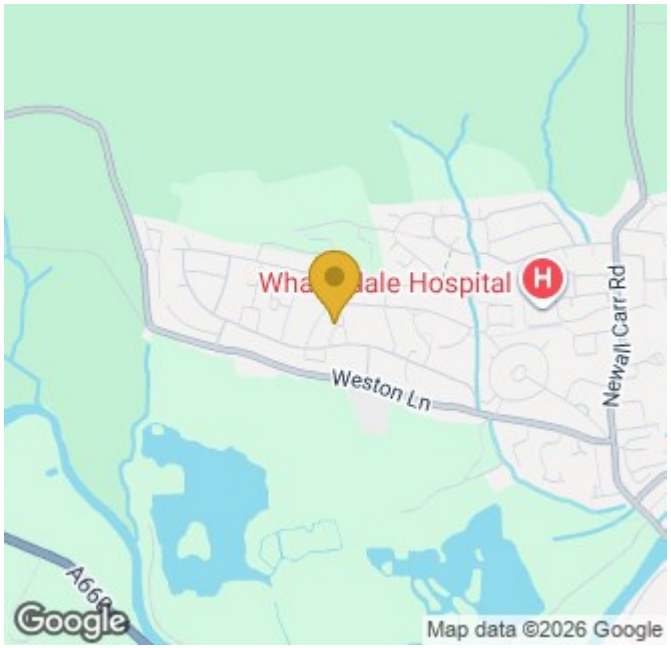


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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