



21 POOL ROAD, OTLEY LS21 1HL

Asking price £295,000

FEATURES

- Mature 1930's 3 Bedroomed Semi Detached House
- Sitting Room With A Bay Window & A Conservatory
- Spacious Bathroom With A Walk In Shower
- Driveway Parking And A Garage Providing Excellent Storage
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Good Sized Dining Kitchen With Built In Appliances
- Southerly Facing Garden To The Rear
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND
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ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

Offered with the advantage of having NO ONWARD CHAIN, this mature semi-detached house, built around 1930 offers a perfect blend of character and modern living. Spanning an impressive 951 square feet, the property boasts two inviting reception rooms, including a spacious sitting room featuring a lovely bay window that fills the space with natural light. The well-appointed dining kitchen provides an ideal setting for family meals and entertaining guests, while the conservatory at the rear enhances the living space, allowing for a seamless connection to the outdoors.

This home comprises three comfortable bedrooms, making it suitable for families or those seeking extra space. The bathroom is conveniently located to serve all bedrooms and includes a walk in shower. One of the standout features of this property is the southerly facing garden, which offers a sun-drenched retreat for relaxation and outdoor activities.

Parking can be found to the driveway and there is also a garage.

Situated within a level walking distance of Otley's vibrant town centre, residents will enjoy easy access to an excellent array of shops, bars, and cafes, perfect for leisurely outings and socialising. This charming home presents a wonderful opportunity for those seeking a blend of comfort, convenience, and character in a sought-after location.

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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Via an outer door to the front elevation, a useful understairs storage cupboard which has power and plumbing for a washer. Central heating radiator the staircase to the first floor.

Sitting Room 12'6" x 11'3" (3.81m x 3.43m)

Bay window to the front elevation, a central heating radiator and an electric fire to a fireplace.

Dining Kitchen 18'8" x 13'3" (5.69m x 4.04m)

A lovely proportioned dining kitchen offering a comprehensive range of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen also includes integrated appliances such as a fridge-freezer, an electric oven and a gas hob. Two central heating radiators, a built in dresser and connecting doors to the sitting room and to the conservatory.

Conservatory 8'8" x 8'1" (2.64m x 2.46m)

Windows and French doors to the southerly facing rear garden.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 13'3" x 11'2" (4.04m x 3.40m)

Central heating radiator and a window to the rear.

Bedroom 2. 11'3" x 10'9" max (3.43m x 3.28m max)

Fitted wardrobes to one wall, a central heating radiator and a window to the front elevation.

Bedroom 3. 7'10" x 7'6" (2.39m x 2.29m)

Window to the front and a central heating radiator.

Bathroom

Fitted with a three piece suite that includes a large walk in shower with glazed screens, a wash hand basin and a low level w.c. Central heated towel rail, tiled splash backs and a window to the rear elevation.



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Outside

To the front the garden is predominantly paved with gravel borders. A driveway provides off road parking. Moving around to the rear is the garage and a southerly facing garden of good proportions, all privately enclosed.

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 - 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>

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway And Garage Store

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



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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

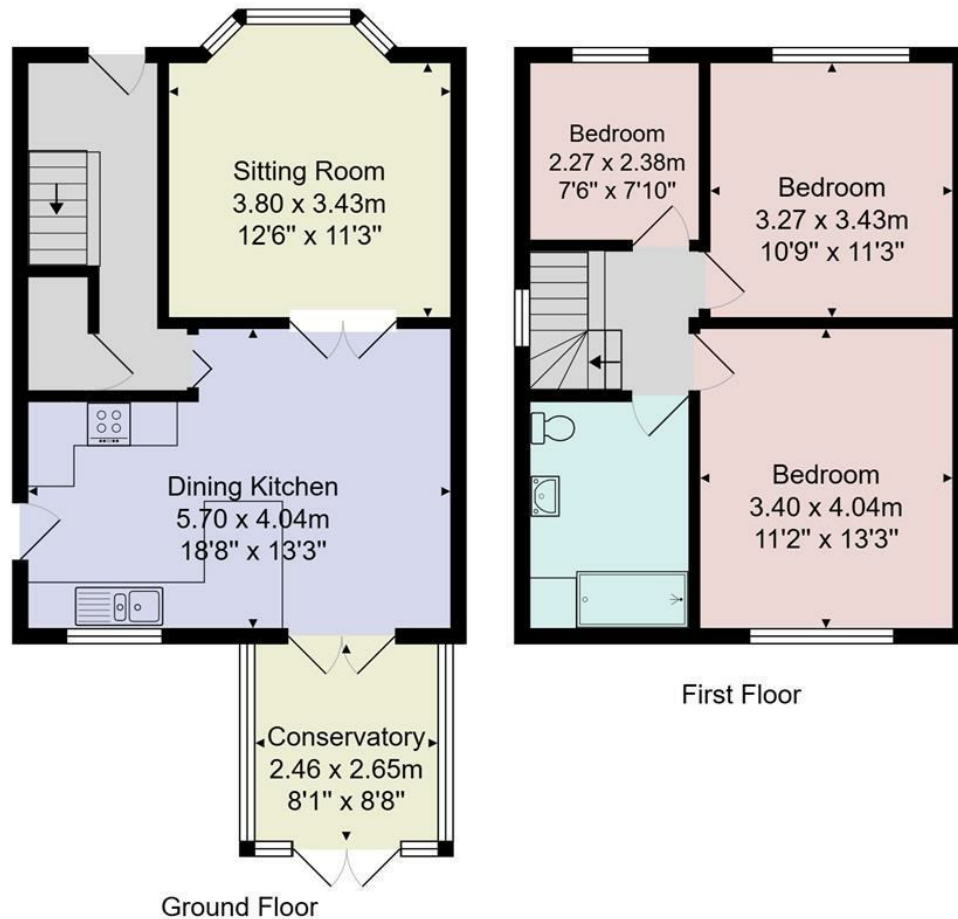
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 88.3 m² ... 951 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	76
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.



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