



25 KINEHOLME DRIVE, OTLEY LS21 3LX

Asking price £315,000

FEATURES

- Excellent Proportioned Three Bedroomed Semi Detached House
- Located In A Popular Family Neighbourhood In A Small Cul-De_Sac
- Further Scope To Extend And Add Value (Subject To Gaining The Required Planning Approvals)
- EPC Rating D / Council Tax Band B / Tenure Freehold
- Standing Within A Very Generous Sized Enclosed Garden
- Ground Floor With A Lovely Proportioned Sitting Room And A Dining Kitchen
- Ideal Home For A Growing Family
- Looking Out Over A Small Green & With Otley Chevin To The Backdrop



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

Nestled at the head of a tranquil cul-de-sac on Kineholme Drive in Otley, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Spanning an impressive 1,041 square feet, the property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation and entertaining. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and inviting atmosphere. There is a lovely proportioned sitting room, a dining kitchen and a Utility room to the ground floor.

One of the standout features of this home is the large enclosed garden, which offers a private outdoor space for children to play, a blank canvas for gardening enthusiasts to flourish, or simply for enjoying the fresh air. The garden presents ample opportunities for personalisation and landscaping, allowing you to create your own outdoor oasis.

Additionally, this property offers further potential for extensions and expansions, subject to obtaining the necessary planning approvals. This flexibility allows you to tailor the home to your specific needs and preferences, making it a truly versatile option.

With its excellent location in a peaceful residential area, this semi-detached house is not only a delightful home but also a fantastic investment for the future. Whether you are looking to settle down or seeking a property with growth potential, this residence is well worth considering.

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 Hallway

uPVC outer door and window to the front elevation, wooden flooring, a central heating radiator and the staircase to the first floor. Telephone and internet point located to the hallway.

Sitting Room 13'11" x 13'3" (4.24m x 4.04m)

Focal fireplace with a gas fire inset, a central heating radiator and a bay window to the front elevation with the Chevin to the backdrop.

Dining Kitchen 19'11" x 10' (6.07m x 3.05m)

Fitted range of wall and base units having worksurfaces over and a one and a half bowl sink unit inset. Built in electric oven and hob, space and plumbing for a dishwasher. Windows to the side and rear elevations, understairs cupboard housing the central heating boiler and a central heating radiator.

Utility

Plumbing for a washing machine and space and venting for a tumble dryer, window to the rear. Area off that would make for an ideal downstairs wc. Door to the rear garden.

First Floor Landing

Window to the side elevation.

Bedroom 1. 13'11" x 10'10" (4.24m x 3.30m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 12'8" x 10' (3.86m x 3.05m)

Fitted double cupboard, a central heating radiator and a window to the rear elevation.

Bedroom 3. 8'11" x 8'8" (2.72m x 2.64m)

Central heating radiator and a window to the front elevation. Built in cupboard over the bulkhead.



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House Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Fully tiled walls, a central heating radiator and a window to the rear elevation.

Gardens

The property stands in good sized gardens to the front and the rear, predominately laid to lawn and enclosed by fencing.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

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



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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

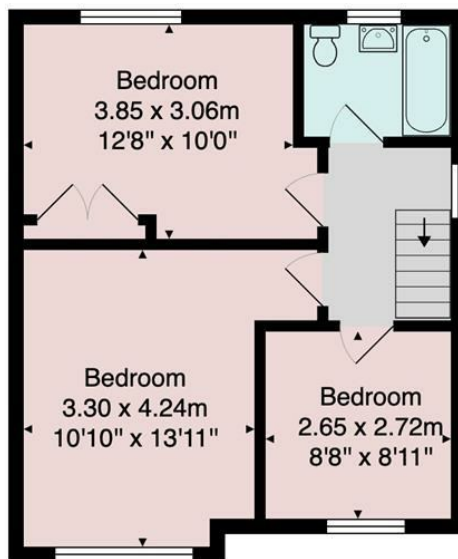
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Ground Floor



First Floor

Total Area: 96.8 m² ... 1041 ft²

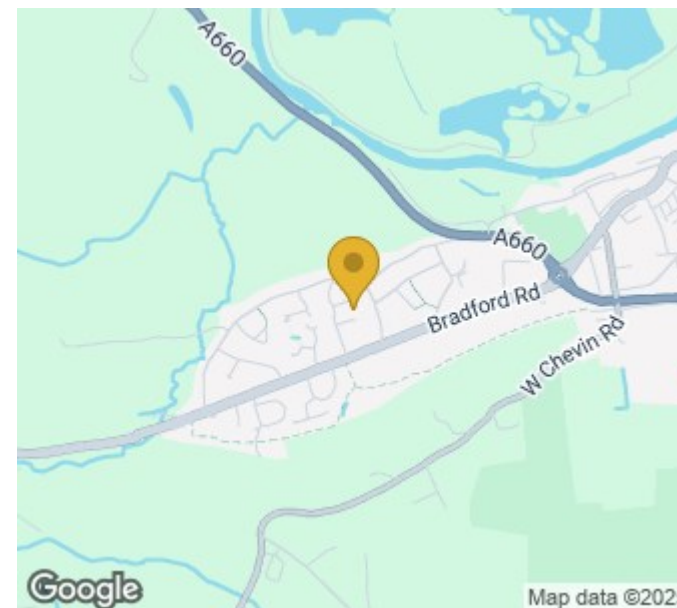
All measurements are approximate and for display purposes only.

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		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



T: Call us on 01943 889010

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