



# 2 CARR BANK BOTTOM OTLEY LS21 2AJ

Asking price £342,000

## FEATURES

- Deceptively Spacious Four Bedroomed Town House
- Terrific Open Plan Living Dining Kitchen Ideal For Modern Living
- Terrific Views To The Front Onto Otley Chevin
- Spacious First Floor Sitting Room
- Useful Utility Room & Downstairs Cloakroom
- Four Bedrooms With The Master Having An Ensuite
- Enclosed South Facing Garden With Off Road Parking To The Rear
- Freehold / EPC Rating C / Council Tax Band D
- Ideal Opportunity For A Variety Of Buyers
- Situated In A Popular And Sought After Residential Area



SHANKLAND  
**BARRACLOUGH**  
ESTATE AGENTS

# Deceptively Spacious 4 Bedroom Town House With Views Of Otley Chevin

## 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 Area

A useful entrance area with storage cupboard providing a great space for coats and shoes as well as housing the gas fired central heating boiler. Double glazed entrance door with side screen and further door leading into:

#### Entrance Hall

A welcoming entrance hall with attractive Oak flooring that opens up into the living dining kitchen. Stairs to the first floor, understairs storage cupboard and radiator.

#### Living Dining Kitchen 31'7" x 8'9" (9.63m x 2.67m)

A superb room the 'heart' of the home combining three rooms into one. To the front of the room there is a seating area with window to the front elevation whilst in the middle there is a modern kitchen with base and wall units incorporating cupboards and drawers with granite work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap and an extensive range of integrated appliances including a fridge/freezer, dishwasher, wine cooler, microwave, water machine and double electric oven with a ceramic hob having a stainless steel hood over. A dining area is then situated to the rear of the room with French Doors leading out to the rear elevation. With laminate flooring throughout, recessed spotlights, three radiators and ceiling cornice.

#### Utility Room 6'0" x 5'0" (1.83m x 1.52m)

With base and wall units, work surface with a tiled splash back and circular sink with mixer tap inset. Plumbing for an automatic washing machine and space for a dryer. Tiled floor and access into:

#### Cloakroom

Having a low suite w.c, wash basin with cupboards under, fully tiled walls and floor and window to the rear elevation.

### First Floor

#### Landing

With access to the second floor.

#### Sitting Room 15'4" x 13'9" (4.67m x 4.19m)

A spacious light and airy reception room with ceiling cornice, radiator and bow window to the front elevation.

#### Bedroom 1. 17'4" x 8'11" (5.28m x 2.72m)

A good sized double bedroom with ceiling cornice, radiator and window to the rear elevation.

#### En-Suite Shower Room

With a white suite comprising a tiled shower stall, low suite w.c and wash hand basin. Fully tiled walls, recessed spotlights and window to the rear elevation.

### Second Floor

#### Landing

#### Bedroom 2 14'3" x 9'1" (4.34m x 2.77m)

Another generous double bedroom with ceiling cornice, radiator and window to the rear elevation.

#### Bedroom 3. 11'2" x 9'1" (3.40m x 2.77m)

A third double bedroom with window to the rear elevation enjoying superb views towards Otley Chevin. Ceiling cornice, radiator and under-eaves storage.

#### Bedroom 4. 9'1" x 5'9" (2.77m x 1.75m)

A single bedroom which could also be easily utilised as an office for those working from home with radiator, ceiling cornice, under-eaves storage and window to the front elevation again enjoying a terrific outlook.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### Bathroom

With a white three piece suite comprising a panelled bath with electric shower over, low suite w.c, and pedestal wash hand basin. Heated towel rail, fully tiled walls and floor, recessed spotlights, shaver point and window to the rear elevation.

### Outside

To the front of the property there is an enclosed south facing garden with lawned and flagged areas whilst to the rear there is off road parking for one vehicle.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Road Parking For One Vehicle

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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>

### Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto: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





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.

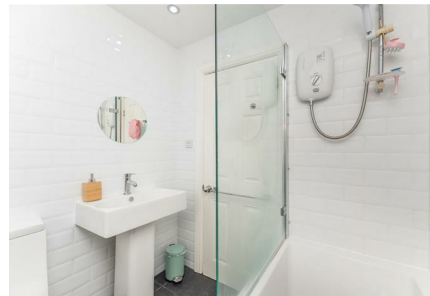
### **Mortgage Advice**

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.

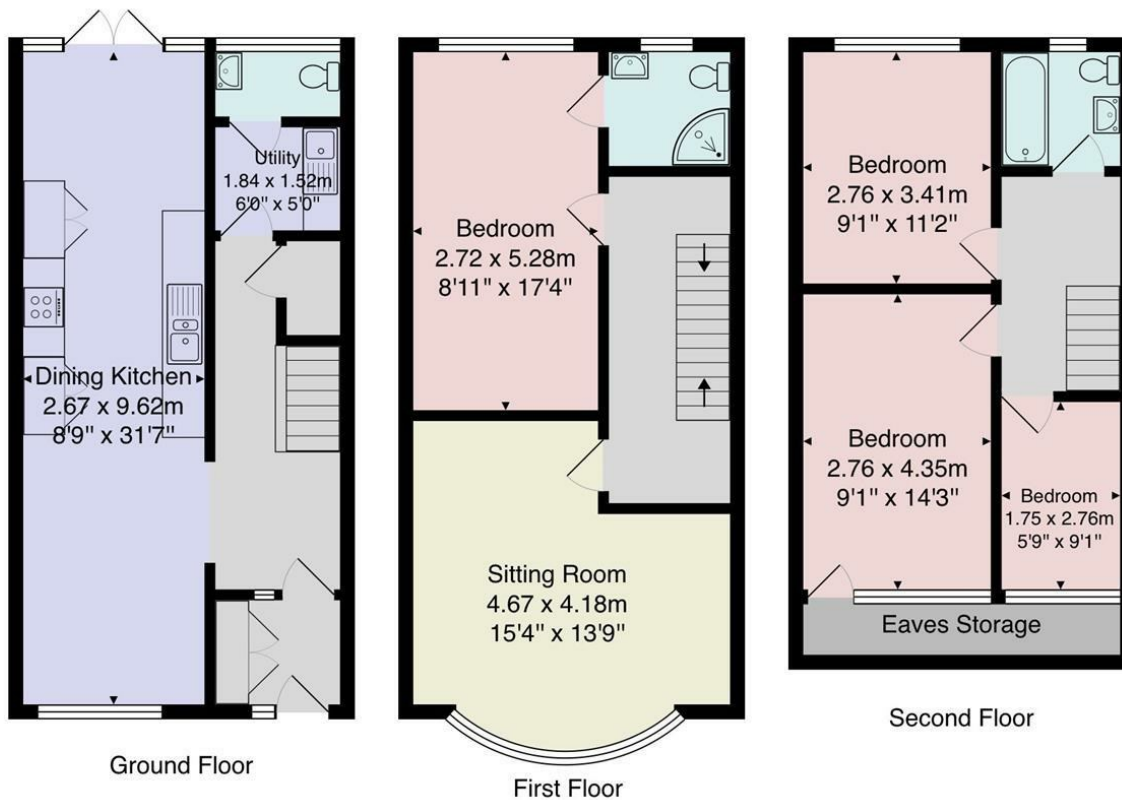
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ






Total Area: 132.9 m<sup>2</sup> ... 1430 ft<sup>2</sup>

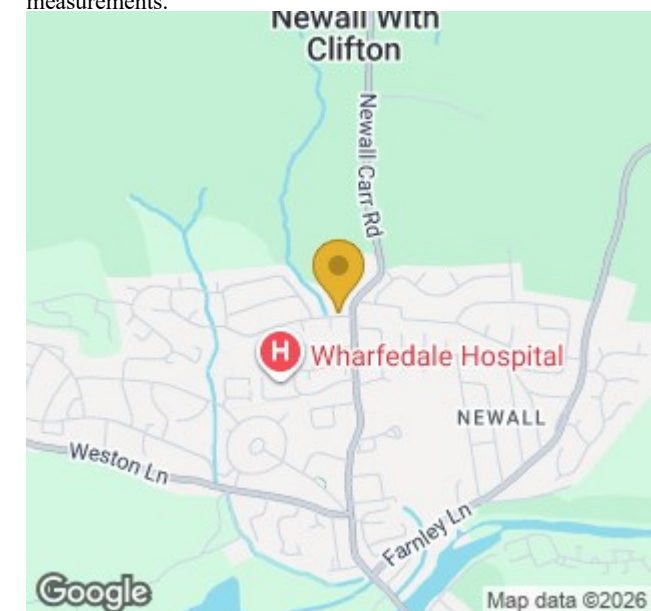
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



Call us on 01943 889010  
[info@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)  
[www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)

**SHANKLAND**  
**BARRACLOUGH**  
 ESTATE AGENTS