



# 17 NEVILLE ROAD, OTLEY LS21 1DJ

**Asking price £275,000**

## FEATURES

- Three Double Bedoomed
- Great Location, Close To Inner Town House Built In All Saints Primary School & Easy Walking Distance Of The Town Centre
- Two Reception Rooms
- Smartly Appointed Kitchen
- White Three Piece Bathroom With Fully Tiled Walls
- Private Driveway Parking & An Easy To Maintain Garden To The Rear
- EPC Rating D / Council Tax Band C / Tenure Freehold
- Offered With The Advantage Of Having NO ONWARD CHAIN



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# 3 Bedroom Mid Terrace Offered With No Onward Chain.

Nestled on Neville Road in the charming town of Otley, this smartly presented three double bedrooomed mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,020 square feet, this three-storey home features two inviting reception rooms, perfect for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The kitchen is thoughtfully appointed with integrated appliances, ensuring that it is both functional and stylish and the house bathroom is fitted with a white three piece suite and is complemented by fully tiled walls.

One of the standout features of this property is its proximity to the highly regarded All Saints Primary School, making it an ideal choice for families with young children. The house is offered with the significant advantage of having no onward chain, allowing for a smooth and hassle-free purchase.

The enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property includes private off-road parking for one vehicle, a valuable asset in this desirable area.

Constructed in the 1960's, this home combines modern living with classic charm. Whether you are a first-time buyer, a family or looking to downsize, this property presents an excellent opportunity to secure a lovely home in a sought-after location. Do not miss the chance to make this delightful house your new home. 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

Via a composite outer door to the front elevation with a window to its side. The staircase to the first floor which is open underneath, providing an ideal area for coats, shoes and even a pram for younger families. Practical Karndean flooring together with a central heating radiator.

## Kitchen 14'7" x 7'10" (4.45m x 2.39m)

Offering a comprehensive range of cream shaker styled kitchen units having worksurfaces over and a sink unit inset. The kitchen includes an integrated dishwasher, a four ring gas hob with an extractor hood over, an electric oven and grill. Space and plumbing for a washing machine, Karndean flooring, central heating radiator and the central heating boiler. Window and glazed door to the rear garden.

## Dining Room or Playroom 14'10" x 7'9" (4.52m x 2.36m)

Laminated wooden flooring, a central heating radiator and a window to the front elevation.

## First Floor Landing

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

## Sitting Room 14'7" x 11' (4.45m x 3.35m)

Window to the rear elevation and a central heating radiator.

## Bedroom 11'8" x 7'8" (3.56m x 2.34m)

Having sliding front wardrobes, a central heating radiator and a window to the front elevation.

## Second Floor Landing

Window to the front elevation, a useful storage cupboard and the access hatch to the loft with a pull down ladder.

## Bedroom 12'4" x 9'7" (3.76m x 2.92m)

Having sliding front wardrobes, a central heating radiator and a window to the rear elevation.

## Bedroom 10'3" x 8'8" (3.12m x 2.64m)

Having sliding front wardrobes, a central heating radiator and a window to the front elevation.

## Bathroom 8'10" x 4'8" (2.69m x 1.42m)

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. The bathroom is complemented by fully tiled walls and flooring, a central heated towel rail and a window to the rear elevation.

## Parking And Garden

The property benefits from having a private driveway to the front providing the house with its own parking. To the rear is an enclosed easy to maintain garden.



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## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

## Council Tax

Leeds City Council Tax Band C. 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.

## 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>

## 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>

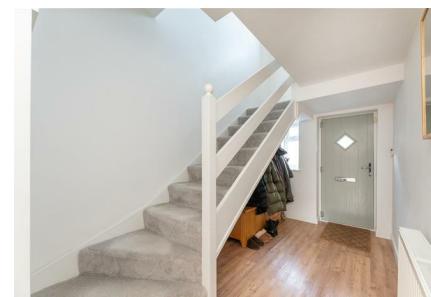
## Viewing Arrangements

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



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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**

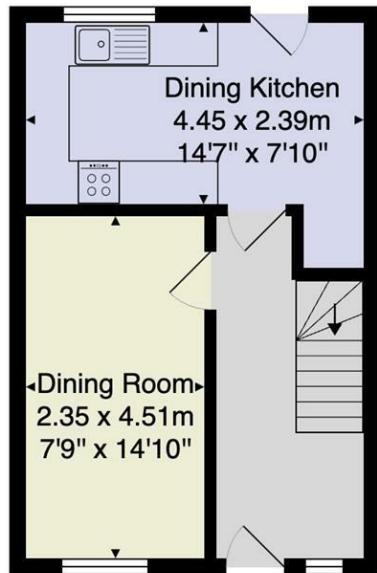
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

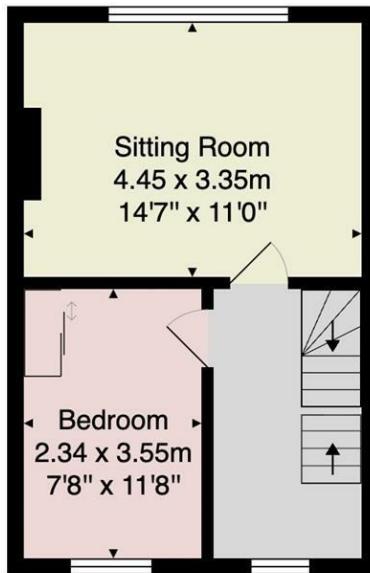
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



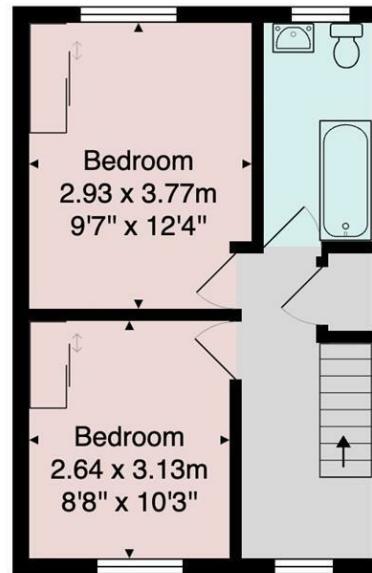
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Ground Floor



First Floor



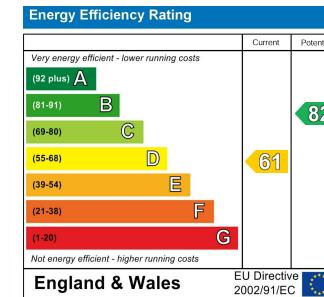
Second Floor

Total Area: 94.7 m<sup>2</sup> ... 1020 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.

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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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